



## Interior Features

### Walls

Your walls are finished in almond white emulsion for a bright, neutral finish, which will complement most colour schemes.

### Internal Doors

All rooms feature stylish 'Cambridge doors' finished in satin white.

### Internal Door Furniture

Each door is fitted with polished chrome effect door handles to create a feeling of contemporary style.

### Architrave

'Torus' architraves, in white satin, add traditional touch of quality in each doorway.

### Skirting boards

'Torus' skirting boards complement the architraves to complete the room.

### Staircase

Staircases feature smart, square, easy-care spindles, topped with a light ash hardwood handrail, square newel posts, with feature ball shaped newel caps. Spindles and posts are finished in a satin white, with rail and newel caps finished in a clear varnish.

### Ceilings

Ceilings are skimmed finished and painted with white emulsion to complement the room.

### Central Heating

Warmth and comfort are guaranteed by full gas central heating, powered by an energy efficient wall mounted boiler, which also powers mains pressure hot water. In homes with no En-suite bathroom, a combi-boiler will be fitted.

State of the art controls increase the efficiency of the Myson round top radiators.

### Wardrobes

The master bedroom boasts a Hammond wardrobe with your choice of finish (subject to house type). Your Sales Consultant will help you choose.

### Phone Point

Phone points are fitted in positions in the lounge, study/family room (if applicable) and master bedroom.

### TV Point

TV points are fitted in the lounge, master bedroom and family room (if applicable).

### Electrical Sockets / Switch Plates

Switch on to the right lighting mood with smart low profile white light switches, stylish pendants and batten lighting points.

### Smoke Detectors

All homes with mains fitted smoke detectors, with battery back-up for your complete peace of mind.

## Kitchen & Utility Features

### Kitchen Styles Symphony

Your kitchen, your style. The Symphony selection offers a choice of stylish designs in the main range and further designs in the associated accent range. Ask your Sales Consultant for samples to help you choose.

### Work Surfaces

A selection of work top colours and styles to choose from in the same high quality 40mm square edged finish, with a matching 95mm upstand to complete the finish. Again, your Sales Consultant will be happy to help you choose from the range available.

### Upstand

A 95mm upstand with stainless steel splashback behind your hob is supplied as standard to match your worktop selection.

### Lights

To show your chosen kitchen styling at its best, your worktops will be beautifully lit by LED downlights on the underside of the wall units. (indicated on your kitchen layout)

### Sink

We've carefully chosen our kitchen sinks with 1½ bowl stainless steel. Where a sink is shown in your utility, this will be a stainless steel single bowl style.

### Appliances - SMEG

You'll find your home is fitted with high quality, stylish SMEG appliances, with units tailored to meet your individual needs. The following appliances are supplied as standard:

Gas hob - 60cm

Gas hob - 90cm in housetypes over 1600sqft

Single Oven

Microwave Oven

Dishwasher

Chimney extract - 60cm

Chimney extract - 90cm in housetypes over 1600sqft

Integrated Fridge Freezer

American style Fridge Freezer in housetypes over 1650sqft

Please see your Sales Consultant for further information





## Bathroom & Cloakroom Features

### Bathroom, En-suite & Cloakroom Styles

Your home will be fitted with stylish, Ideal Standard sphere suites finished in white. Shower to En-suite (if applicable)

Where En-suite shower rooms feature a separate enclosure, there is a high quality thermostatic shower, a glass reinforced, low profile tray and a door shower screen with chrome effect finish.

Where the shower is fitted over the bath, you'll find a thermostatic shower valve and a quality glass bath screen.

Where a walk in shower is indicated, there will be a choice of H & R Johnson floor tiles.

### Brassware

Both baths and basins are fitted with single lever mono block taps to give you complete control of both temperature and flow.

### Wall Tiles & Features

You can choose the tile style to finish your bathroom from the range available to you, and a mirror will be fitted above the basin wherever we can.

### Towel Warmer

Nothing feels as good as a warm towel after your bath or shower, and with chrome effect towel warmers in every bathroom and En-suite there's always one to hand.

### Shaver Socket

For extra convenience, you'll find a shaver socket in the En-suite, and where there is no En-suite it will be located in the bathroom.

## Exterior Features

### Fascia & Soffit

To keep your new home looking new for years to come, we finish the exterior with maintenance free, fade resistant white uPVC fascias and vented soffit boards.

### Rain Water System

All gutters and drain pipes are finished in a smart black.

### External Doors

A great home deserves a great entrance, and your home will feature a stunning GRP front door with patterned glass panel in solid paint finish, with the added security of a viewer and door chain.

Back doors are made of secure steel with patterned glass, finished in white with a black japanned lever handle outside and a chrome lever inside.

### Security

Naturally both front and back doors feature multi point locking for your complete security and peace of mind.

### Windows

As you would expect, your home comes fully double glazed with secure, energy efficient sealed double glazed windows throughout in smart, maintenance free white PVC-U.

### External Lights

Visitors are greeted at your home by a warm, welcoming front lantern.

### Door Bell

A smart chrome effect bell push is supplied as standard.

### Garage Door (Where applicable)

Keep your car safe and sound behind a strong, steel up & over door, painted to match your front door. Lighting and power supply to homes with integrated garages.

### Paving

Buff riven faced flags create a safe pathway up to and around your home.

### Driveway

Your driveway is built to last with quality tarmac. Please refer to your plot drawings for specific finish.

### Burglar Alarm

An Alarm System with PIRs is fitted as standard (located as shown on drawings).

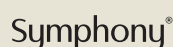
## Garden Features

### External Fencing

You can enjoy privacy and security around your property thanks to 1.8m high vertical board timber fencing to the sides and rear with access via a timber gate (see your plans for full garden details).

### Turfing

Your home comes with a turfed front garden and topsoiled rear garden, with an outside tap for added convenience. For other landscaping details, please refer to your individual plan.







## Interior Features

### Wardrobes (Where available)

Stay tidy with Hammonds wardrobe systems to additional bedrooms, with a choice of finishes available.

### Phone Point

Make that call wherever you want by adding extra phone points around your home.

### TV Point

Extra TV points can be added so everyone in the family can watch what they want.

### Electrical Sockets / Switch Plates

Add a touch of quality to your sockets and switches with low profile brushed or polished chrome.

### Burglar Alarm

Burglar Alarm fitted for extra security and your complete peace of mind.

### Carpets

Choose ready fitted carpets to make your move smoother.

### Fireplaces

Choose from our beautiful range of wall or floor mounted fireplaces, and add a coal effect electric fire to give your home a warm glow.

## Kitchen & Utility Features

### Kitchen Styles

Give yourself even more choice in the kitchen with our extended main and Accent ranges, including colour coordinated carcasses.

### Work Surfaces

Upgrade to granite for the ultimate luxury worktop in a choice of Tan Brown, Baltic Brown, Kashmir White, Nero Assoluto and Nero Impala.

### Floor Finishes

Choose quality underfoot with stylish ceramic floor tiles from H&R Johnson or plank effect flooring.

### Sink

Upgrade to a stainless steel 1½ bowl Blanco Livit 6S with Regent tap.

### Wall Tiles to Kitchen

Add a touch of class to your kitchen with our top of the range ceramic tiles.

### Appliances - AEG

Step up to the finest in appliances from AEG, including ceramic hobs and combined washer dryers. See your Sales Consultant for further details.

## Bathroom & Cloakroom Features

### Sanitaryware

Upgrade your en suite with a striking 50cm Cube basin, a Concept close coupled WC and back-to-wall pan with Cube dual flush cistern. Or enhance your cloakroom with a Cube basin with chrome trap or Concept Arc corner basin.

### Shower to En-suite (if applicable)

Upgrade to a stunning Trevi 'CTV' or Aqualisa 'Hydromax' thermostatic shower valve.

### Shaver Socket

For extra convenience you can add a shaver socket to the bathroom.

## Exterior Features

### Windows

Open up to the great outdoors with an innovative PVC-u slide & fold terrace door.

### External Lights

Add rear lighting for added safety and security.

### Driveway

Add a welcoming coloured tarmac or brick paved driveway to your home (subject to planning)

## Garden Features

### Turfing

Enjoy your garden from day one by adding rear turf to complement your standard turfed front garden.