

Nightingale Gardens



SPECIFICATION



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 room's feature stylish 'Cambridge' moulded doors finished in satin white.

Internal Door Furniture

Each door is fitted with polished chrome or satin effect door handles to create a feeling of contemporary style. Chrome floor mounted door stops to be fitted where required.

Architrave

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

Skirting boards

'Torus' skirting boards in satin white, 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 square shaped newel caps. Spindles and posts are finished in a satin white, with rail and newel caps finished in a clear varnish/lacquer.

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. In homes with no en-suite bathroom, a combi-boiler will be fitted. Mains pressure domestic hot water provided either by Unvented pre-plumbed mains pressure cylinder or Combi Boiler, refer to drawings for details.

Load compensator programme/control to increase efficiency.

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 a front frame system from the Libretto range in Maple, Walnut, Aragon Oak, Avola White or Cherry finish. Horizon range in White. Cantare range in White or Gardenia finish. Fusion range in Teak or Cream finish.

Sliding closet system from the Moderna range in Walnut, Cedar, Birch, Cherry, Aragon Oak or Avola White with central opaque Ice or Noir glass panel.

Phone Point

Located as follows: 1 in ground floor general area, 1 in TV location in lounge, 1 in study, 1 in bedroom one and 2 in home office.

TV Point

Located as follows: 1 in lounge, 1 in bedroom one and 1 in family room (if applicable).

Electrical Sockets / Switch Plates

GET Ultimate low profile electrical switch and socket plates together with white pendant and batten lighting points. All light fittings installed will be energy efficient. Refer to drawings for all location details.

Kitchen & Utility Features

Smoke Detectors

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

Kitchen Styles

Moore's Main range Elise in Walnut, Natural Oak, Gloss White or Gloss Ivory. Main range Albury in Textured Black or Textured Sand. Accent range available in Elise Gloss Walnut, Natural Oak, White Ivory and Albury Textured Black or Sand.

Plinth to match carcase colour

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 upstand to complete the finish. Your Sales Consultant will be happy to help you choose from the range available.

Upstand

A 100mm 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 to match the size of your home, with 1½ bowl stainless steel sinks with 'Java' chrome mixer tap, in homes under 1600 sqft and a double bowl sink with 'Monza' chrome mixer tap, in our larger homes. Where a sink is shown in your utility, this will be a stainless steel single bowl style with 'Java' chrome mixer tap.

Appliances

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

Gas hob 60cm

Gas hob 90cm (in houses over 1600ft²)

Single Oven

Microwave Oven

Chimney extract 60cm

Chimney extract 90cm (in houses over 1600ft²)

Integrated Fridge Freezer (2 No. in houses over 1600ft²)

Integrated Dishwasher (4 bed plus)

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 suites finished in white. Shower to En-suite (if applicable).

Where a walk in shower is indicated the Nicholls & Clarke Wetroom system is to be used. Where en suite shower rooms feature a separate enclosure, there is a high quality thermostatic shower, 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 bath screen. Please see your Sales Consultant for further details.

Brassware

Baths are fitted with single lever taps to give you complete control of both temperature and flow (with pop up waste).

Basins are fitted with single lever monoblock taps (with click plug waste).

Shower over bath are fitted with single lever monoblock taps (with click plug waste).

Wall Tiles to Cloakroom, Bathroom and En-suite

You can choose the tile style to finish your Bathroom from the range available to you, and a mirror will be fitted above the Bathroom and En-suite basin where possible.

Towel Warmer

Ferrolti Towel Warmer in Chrome effect finish to Bathroom & En-suite.

Shaver Socket

For extra convenience, you'll find a shaver socket in the Bathroom and En-suite.

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 board.

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 and solid paint finish externally and white finish internally, sleeved letterplate and chrome lever handle furniture, 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. On larger openings there will be a Sliding Terrace Patio door and on smaller openings a French Window shall be fitted.

External Lights

Lantern to front entrance.

Garage Door (Where applicable)

Keep your car safe and sound behind a strong Hörmann 'Ilkley' style steel up & over door, painted to match your front door. There is also power to the garage with a double socket and lighting pendant.

Paving

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

Door Bell

Chrome effect bell push with transformer.

House Numeral

At the front of the property a plaque with the house number on it.

Driveway

Your driveway is built to last with a quality Tarmac finish. (See site layout for exact finish).

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.

