



# GLENWOOD PARK

SPECIFICATION





## Interior Features

**Walls** Dulux Off-White Emulsion paint finish.

### Internal Doors

Cambridge internal moulded door finished in Satin White paint finish.

### Internal Door Furniture

Available in either Brushed or Polished Chrome.

**Architrave** Torus profile MDF, Satin White paint finish.

**Skirting boards** Torus profile MDF, to match architrave.

### Staircase

Square plain spindles with square newels in Satin White paint finish, complete with Light Ash handrails and pyramid newel caps, finished with a Clear lacquer.

**Ceilings** Dulux White Emulsion paint decoration.

### Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses.

Mains pressure domestic hot water provided to all houses.

Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system.

**Radiators** Myson round top radiators.

### Wardrobes to Bedroom 1

A range of quality styles are available. Please see Sales Consultant for more details and to confirm availability of hinged or sliding option.

### Phone Point

GET range of fittings. Finish to match electrical accessories in room located as follows: one in ground floor general area, one in lounge, one in study (if applicable) and one in bedroom 1 (if applicable).

NB first point will be a standard BT box.

### TV Point

GET range of fittings. Finish to match electrical accessories in room located as follows: one in lounge, one in bedroom, one in kitchen/dining room and one in study/family room (if applicable).

### Electrical Sockets / Switch Plates

GET Ultimate low profile White electrical switch and socket plates.

### Lighting

GET pendant and batten lighting points.

### Consumer Unit

Surface mounted British General consumer unit to be fitted in all utility rooms and garages. Semi-recessed British General consumer unit to be fitted in all other areas. Please refer to drawing for location.

### Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for a battery back up in the event of a power cut.

## Kitchen & Utility Features

### Kitchen Styles

A range of quality kitchen styles are available. Please see Sales Consultant for more details.

### Work Surfaces

A range of quality work surfaces and matching upstands are available. Please see Sales Consultant for more details.

### Splashback

Stainless steel splashback behind hob.

### Under Unit Lighting

LED downlights provided where shown on kitchen layout.

### Sink

**Kitchen** Stainless steel 1½ bowl sink with Chrome mixer tap.

**Utility** (where applicable) stainless steel single bowl with Chrome mixer tap.

### Appliances AEG

Hob 60cm gas

60cm chimney extract

Double oven

Integrated fridge freezer

## Bathroom & Cloakroom Features

### Bathroom, En-suite & Cloakroom Styles

Ideal Standard.

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

**Shower Valve** Alto Ecotherm Thermostatic bar valve.

**Shower Tray** Acrylic capped low profile shower tray with concealed waste and upstands to all four sides.

**Shower Screen to enclosure** Please refer to drawings to confirm door style (pivot or bifold).

**Walk in Shower** (Where applicable) Tuff Form shower system. Wetroom screen as indicated on drawing.

### Brassware

**Basin** Ideal Standard Tesino mixer tap with single lever control complete with click plug waste.

**Bath** Ideal Standard Tesino single lever bath filler complete with click plug waste.

**Shower over Bath** Shower valve and screen to be provided above the bath where there is no separate shower enclosure within the bathroom. Alto Ecotherm bar valve above bath with Ideal Standard Connect Radius screen.

### Bath

Tempo bath with Unilux bath panel.

### Bathroom & Cloakroom Wall Tiles & Features

Areas as indicated on drawings, see Sales Consultant for further details. Wall tile choices available. Mirror to be fitted above the bathroom & en-suite washbasins (where applicable).

Please refer to drawings for confirmation.

### Towel Warmer

Towel warmer with thermostatic valve in Chrome Effect finish to bathroom and en-suite.

### Shaver Socket

Located in the bathroom and en-suite(s), finish to match electrical plates.

## Exterior Features

### Fascia & Soffit

'Vanquish' uPVC fascia and vented soffit board in White profile.

**Rainwater System** Rainwater gutters and downpipes in Black finish.

### Windows

Sealed double glazed uPVC windows in White finish with enhancement of dummy casements to front elevations as indicated on house type drawings.

### External Doors

**Front** GRP pre-finished door with patterned glass. Style of door all as indicated on house plan, finished in a solid colour externally and White finish internally.

**Rear** Steel door with patterned glass. Finish internally and externally to be White complete with Black Japanned lever handle externally and Chrome handle internally.

**Security** Multi point locking system to front & rear doors of house.

**House Numeral** Colour to match front door plaque.

**Door Bell** Black bell push with transformer.

### External Lights

**Front** Lantern to front entrance, (houses with canopy over front entrance will have energy efficient recessed downlight fitted in lieu of).

### Garage

**Door** Hörmann 'Ikley' style steel up & over with window panels to top. Door finish to be painted to match front door colour.

**Light and Power** (Where applicable) Please see Sales Consultant for more details.

**Patio / Pathways** Buff Riven flags as indicated on drawing.

**Driveway** Tarmac drive (or as external works layout).

### External Fencing

**Sides** Vertical boarding 1.8m high.

**Rear** Vertical boarding 1.8m high (plot specific).

**Gate** 1.8m high timber gate.

### Front Garden

Good standard turfing to front garden. Refer to layout for landscaping details.


### Rear Garden

Topsoil laid across the garden.

Symphony® AEG ROPER RHODES® BATH

JOHNSON · TILES Ideal GOODING

Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.

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## OPTIONAL CUSTOMER UPGRADES

### Interior Features

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**Electrical Sockets / Switch Plates**

GET Polished or Brushed Chrome effect finish electrical accessories on floor(s) selected by purchaser.

**Phone Point**

Additional points offered as customer upgrade. Please see Sales Consultant for more details.

**TV Point**

Additional points offered as customer upgrade. Please see Sales Consultant for more details.

**USB Sockets**

Offered as customer upgrade. Please see Sales Consultant for more details.

**Fireplaces**

Electric floor-mounted fireplace. Please see Sales Consultant for more details.

**Carpets / Vinyl / Tiles**

Choices available. Please see Sales Consultant for more details.

**Wardrobes to other bedrooms**

A range of quality styles are available. Please see Sales Consultant for more details and to confirm availability of hinged or sliding options.

**Bedroom Furniture** Please see Sales Consultant for range.

### Kitchen & Utility Features

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**Kitchen Styles**

A range of quality upgrade kitchen units are available.

**Work Surfaces**

A choice of Granite or Silestone worktops and upstands.

**Flooring**

Please see range of ceramic kitchen floor tiles and vinyl in Sales Office.

**Appliances**

Ceramic hob. Please see Sales Consultant for more details.

Induction hob. Please see Sales Consultant for more details.

Integrated washer/dryer.

Integrated dishwasher.

Free-standing washing machine.

Free-standing tumble dryer.

Appliance packages. Please see Sales Consultant for more details.

**Accessories**

Waste disposal unit

Eco waste separation

Filter tap

Hot water tap

**Downlights**

To kitchen area and utility where applicable. Refer to drawings for location.

### Bathroom & Cloakroom Features

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**Bathroom, En-suite and Cloakroom Style**

Sottini Isarca.

**Floor Finishes to Bathroom, Cloakroom & En-suite**

Ceramic floor tiles / Amtico. Please see Sales Consultant for more details.

**Shower Valve** Ideal Standard / Hansgrohe upgrades available.

Please see Sales Consultant for more details.

**Bathroom Furniture**

Roper Rhodes cabinets. Please see Sales Consultant for house type suitability and colours.

**Downlights**

To wet rooms. Refer to drawings for location.

**Accessories**

Chrome toilet roll holders.

Soft close toilet seats.

### Exterior Features

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**Patio Doors** uPVC sliding & folding terrace door, dimension of opening all as indicated on design drawing.

**Rear Door** GRP pre-finished door with patterned glass.

**Garages**

**Remote Control** Offered as customer option.

**Personnel Door** To detached garages.

**Burglar Alarm** Alarm system with PIRs,

located as shown on drawings.

**Paving** Patio extension.

**Turf & Tap**

**Lighting** Front light & camera and Rear Bulkhead Light upgrades available.

**External Powerpoint****TV Aerial**

**Security Light & Camera**

Please see Sales Consultant for more details.

**Electric Vehicle Charger**

Please see Sales Consultant for more details.



