

# Outright Sale Specification

<b>I</b> The Irwin	<b>R</b> The Radford
<b>A</b> The Attenborough	<b>R</b> The Roosevelt
<b>W</b> The Waterton	<b>A</b> The Aspinall
<b>C</b> The Carson	<b>C</b> The Cousteau



External Features	I	R	W	A	A	R	C
Front and rear Garden turfed	●	●	●	●	●	●	●
External lighting to front and rear	●	●	●	●	●	●	●
White uPVC glazed windows	●	●	●	●	●	●	●
Chrome door numbers and letter box	●	●	●	●	●	●	●
Fencing to garden perimeter with access gate	●	●	●	●	●	●	●
Paving to pathways and patio	●	●	●	●	●	●	●
Double driveway	●	●	●	●	●	●	●
Garage	●			●			
External electric socket	●	●	●	●	●	●	●
Wireless doorbell	●	●	●	●	●	●	●
Lockable cycle store	●	●	●	●	●	●	●

Electrical Features	I	R	W	A	A	R	C
Media plate to lounge	●	●	●	●	●	●	●
White pendant light fittings	●	●	●	●	●	●	●
White switches and sockets throughout	●	●	●	●	●	●	●
Wiring for TV aerial coiled in loft	●	●	●	●	●	●	●
External light to front and rear	●	●	●	●	●	●	●
TV and telephone point to master bedroom	●	●	●	●	●	●	●
Fused spur to lounge for potential fireplace	●	●		●	●	●	

Internal Features	I	R	W	A	A	R	C
Walls finished with Timeless Matt Emulsion paint	●	●	●	●	●	●	●
Ceilings finished with Pure Brilliant White Matt Emulsion paint	●	●	●	●	●	●	●
5 panel white doors throughout with satin chrome handles	●	●	●	●	●	●	●
Satin painted pencil top skirting boards & architrave	●	●	●	●	●	●	●
White uPVC french doors to garden	●	●	●	●	●	●	●

Kitchen Features	I	R	W	A	A	R	C
Fully fitted Symphony kitchen in a superb range of colours and styles	●	●	●	●	●	●	●
Choice of Symphony laminate work tops with upstand	●	●	●	●	●	●	●
Integrated stainless steel electric oven and electric hob	●	●	●	●	●	●	●
Stainless steel & glass cooker hood	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●
Glass splash back behind hob, available in a range of colours	●	●	●	●	●	●	●
1 1/2 bowl stainless steel sink & drainer	●	●	●	●	●	●	●
Stainless steel mixer tap	●	●	●	●	●	●	●
Satin chrome spotlights	●	●	●	●	●	●	●
Space for fridge freezer and washing machine	●	●	●	●	●	●	●

Bathroom Features	I	R	W	A	A	R	C
Satin chrome spotlights	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●
White bathroom suite with glass shower screen	●	●	●	●	●	●	●
Thermostatic shower over bath			●			●	
Electric shower over bath	●	●		●	●		●
Range of contemporary Porcelanosa wall tiles in a selection of colours	●	●	●	●	●	●	●

En-Suite Features	I	R	W	A	A	R	C
Satin chrome spotlights	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●
Thermostatic shower with low profile shower tray and glass screen enclosure	●	●	●	●	●	●	●
Range of contemporary Porcelanosa wall tiles in a selection of colours	●	●	●	●	●	●	●

W.C Features	I	R	W	A	A	R	C
Satin chrome spotlights	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●
White dual flush toilet and sink basin	●	●	●	●	●	●	●
Porcelanosa Tiled splash back above sink	●	●	●	●	●	●	●

Security, Safety Features, Energy Efficiencies	I	R	W	A	A	R	C
Security locks to windows	●	●	●	●	●	●	●
Grey Double Glazed Front Door with chrome handle and multi-point lock	●	●	●	●	●	●	●
White UPVC rear door with chrome handle and multi-point lock				●			
Illuminated entrance to front and rear	●	●	●	●	●	●	●
Loft and exterior wall insulation	●	●	●	●	●	●	●
Gas central heating with high efficiency thermostatic radiator valves	●	●	●	●	●	●	●
Dual flush toilets	●	●	●	●	●	●	●
Mains fed smoke detector to hallway and landing	●	●	●	●	●	●	●

★ Zero Carbon Features (Plots 129 and 135 only)	A	C
Air Source Heat Pump with cylinder for heating and hot water	●	●
Zone Controlled heating	●	●
MVHR System 4 (for Mechanical Ventilation Heat Recovery)	●	●
Solar Panels with battery storage	●	●
Enhanced thermal performance to external walls	●	●
Enhanced thermal performance to windows	●	●
Increased loft insulation	●	●
Enhanced air tightness	●	●