

THE CYDEN DIFFERENCE AT THE PARK IN LOUTH

Kitchens

- ✓ Extensive choice of contemporary Kitchen cabinet, handle and laminate worktop styles with soft-close doors and drawers, and matching worktop upstands (subject to build stage)
- ✓ NEFF stainless steel built-in double oven and 4 burner gas hob with chimney hood and splashback in 4 & 5 bed homes
- ✓ Bosch stainless steel built-under single oven and 4 burner gas hob with chimney hood and splash back in 2 & 3 bed homes
- ✓ Integrated dishwasher in 4 & 5 bedroom homes
- ✓ Extensive choice of high quality Johnson's ceramic floor tiles for Kitchen floor areas (subject to build stage)
- ✓ Down lighters to underside of wall cabinets
- ✓ Down lighters to ceiling
- ✓ Choice of resin-bonded granite single & a half bowl sinks with drainer and chrome taps (subject to build stage)
- ✓ Feature stainless steel flexihose tap to kitchen sinks in 4 & 5 bedroom homes

Bathrooms & En Suites

- ✓ Contemporary styled Ideal Standard white sanitary ware with chrome taps & shower head & vanity unit under basin
- ✓ En Suite showers (where applicable) will have a chrome thermostatic shower valve, silver-framed glass shower doors and 900mm (min except in the Amethyst) low step acrylic-covered resin stone shower tray
- ✓ Down lighters to ceiling(s)
- ✓ Extensive choice of high quality Johnson's ceramic wall tiles to Bathroom, Cloakroom & En Suite walls to specified areas (subject to build stage)
- ✓ Contemporary chrome ladder towel rails to Bathroom & En Suite

Central Heating & Hot Water

- ✓ A-rated high efficiency boilers with zoned thermostat for flexible living
- ✓ Mains pressure hot water system

General

- ✓ Oak veneered doors to ground floor and 5 panel painted doors upstairs (please check individual home-styles)
- ✓ Walls, skirting & architraves in contemporary paint colour scheme
- ✓ Generous provision of double power points, TV and telephone points
- ✓ USB port power point in Kitchen, Lounge and Master Bedroom
- ✓ Mirrored sliding wardrobes to Bedroom 1 in 4 & 5 bedroom homes (subject to build stage)
- ✓ Electronic security alarm system
- ✓ GRP composite front doors with 5 point locking system
- ✓ Block paved driveways
- ✓ Landscaped front gardens and rotavated rear gardens
- ✓ Outside tap with non-return valve (see working drawings for location)
- ✓ LABC ten year new home warranty
- ✓ Generous patio area with riven-faced patio slabs



We reserve the right to amend our specification, as circumstances prevail, but we will advise you of such changes when they happen. This specification does not apply to the bungalows on this development which will have its own separate specification. A Management Company will be formed to maintain the public open spaces on The Park at an estimated annual fee of £100.