



EXTERNAL FEATURES

- High performance pre-finished composite front door with security locks.
- Half glazed PVCU back door with multi-point locking system (as planning).
- PVCU double glazed windows.
- Paved footpaths and paved patio area to gardens as design.
- Turfed front and back gardens with approved landscaping scheme.
- External light fitting to front with 'dusk to dawn' operation.
- EV charging point and Outside tap.
- Fencing, please consult master plan for details.
- Single garage with roller door for semi detached houses.

INTERNAL FEATURES

- Lockable double-glazed windows except for escape windows.
- Smooth ceilings throughout finished in white emulsion.
- All woodwork to be white eggshell.
- Chiltern White emulsion to all internal walls.
- Cottage style internal doors.

KITCHEN

- To Developers standard design with integrated appliances.

BATHROOMS

- White Roca sanitary ware.
- Walls fully tiled in the family bathroom and ensuite to developers specifications.

HEATING

- Energy efficient central heating with thermostatically controlled radiators as design.
- Underfloor zone controlled heating to the ground floor.
- Solar panels as standard.

10 YEAR WARRANTY - PREMIER GUARANTEE

**Please note specification is subject to build stage and subject to variation without notice.
If there are any items which are particularly important to you,
please specifically check with the Sales Adviser**