



AMBER MEWS
Saffron Walden, Essex

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AMBER MEWS

Saffron Walden, Essex

Use this guide to see what features are included in your new home.

2 bedroom
The Daisy
3 bedroom
The Poppy
The Bramble
4 bedroom
The Primrose
The Bluebell
The Lavender
The Lupin
5 Bedroom
The Hazel

KITCHEN

Individually designed kitchen	■	■	■	■	■	■
Laminate worktop and upstand with glass splashback to hob	■	■	■	■	■	■
1.5 bowl sink with chrome mixer tap	■	■	■	■	■	■
Single oven	■	■	■	■	■	■
Two single ovens			■	■	■	■
4 ring ceramic hob with extractor	■	■	■	■	■	■
4 ring induction hob with extractor			■	■	■	■
Integrated fridge/freezer or separate fridge and freezer. Please speak to a sales consultant for details.	■	■	■	■	■	■
Integrated dishwasher	■	■	■	■	■	■
Integrated washing machine	■		■	■		
Under cupboard LED lighting	■	■	■	■	■	■

UTILITY ROOM

Fitted units, colour to match kitchen		■	■	■	■	■
Laminate worktop and upstand		■	■	■	■	■
Freestanding Washing Machine		■	■	■	■	■

BATHROOM

White sanitaryware with chrome mixer taps	■	■	■	■	■	■
Hand basin	■	■	■	■	■	■
Single-ended bath	■	■	■	■	■	■
Thermostatic mixer tap and shower over bath with shower screen	■	■	■	■	■	■
Floor-mounted WC with soft close seat	■	■	■	■	■	■
Heated chrome towel rail	■	■	■	■	■	■
Full height tiling around main walls of bath, half-height to all other walls with sanitaryware	■	■	■	■	■	■

EN SUITE

White sanitaryware with chrome mixer taps	■	■	■	■	■	■
Thermostatic shower mixer with shower tray, shower head and sliding door	■	■	■	■	■	■
Floor-mounted WC with soft close seat	■	■	■	■	■	■
Heated chrome towel rail	■	■	■	■	■	■
Full height tiling around main walls of shower, half-height to all other walls with sanitaryware	■	■	■	■	■	■



2 bedroom
The Daisy
3 bedroom
The Poppy
The Bramble
4 bedroom
The Primrose
The Bluebell
The Lavender
The Helmer
5 bedroom
The Hazel

GENERAL FINISHES

Semi-solid core doors painted white with matching skirting, architraves and staircase	■	■	■	■	■	■
Chrome door furniture	■	■	■	■	■	■
Walls and ceilings painted in white	■	■	■	■	■	■
Internal white UPVC windows	■	■	■	■	■	■

HOME ENTERTAINMENT & COMMUNICATIONS

Wiring only to aerial and satellite dish (aerial and satellite dish not provided)	■	■	■	■	■	■
Fibre optic capability supplied to main data point to all houses (subject to future connection by purchaser)	■	■	■	■	■	■

HEATING, LIGHTING & ELECTRICAL

Gas-fired central heating and hot water system with central programme	■	■	■	■	■	■
Energy-efficient downlighters to kitchens, utility rooms, bathrooms, en suites and WCs	■	■	■	■	■	■
Pendant lighting to living/dining areas, separate living and dining rooms, landings, hallways and bedrooms	■	■	■	■	■	■
White switches and sockets	■	■	■	■	■	■
Honeywell thermostat	■	■	■	■	■	■
Radiators with individual thermostatic controls	■	■	■	■	■	■
Chrome heated towel rail to bathrooms	■	■	■	■	■	■
Smoke alarms and heat detectors positioned where required throughout	■	■	■	■	■	■

EXTERNAL

Landscaped front gardens	■	■	■	■	■	■
Outside tap	■	■	■	■	■	■
Patio to rear garden	■	■	■	■	■	■

ENERGY SAVING FEATURES

Solar PV panels	■	■	■	■	■	■
Waste water heat recovery system	■	■	■	■	■	■
Electrical vehicle charger	■	■	■	■	■	■

■ Fitted as standard – included in the property