



# HUMBERSTON MEADOWS

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Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.



### KITCHEN

2 bedroom  
The Goshawk  
The Curlew  
The Dunlin  
3 bedroom  
The Dunnock  
The Eagle  
The Jackdaw  
The Kingfisher  
4 bedroom  
The Plover

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■	■	■	■	■	■
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood.								■
White batten light holder	■	■	■	■	■	■	■	■
Fridge/ freezer space	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility							■	■

### BATHROOMS AND EN SUITE(S)

Contemporary white sanitaryware	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom		■	■	■	■	■	■	■
Low profile shower tray with glass enclosure in ensuite				■	■	■	■	■
Handheld hair wash attachment in bathroom				■	■	■	■	■
Choice of standard Saloni wall tiling (splashback to basin, approx 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■

### DOORS AND WINDOWS

2 bedroom  
The Goshawk  
The Curlew  
The Dunlin  
3 bedroom  
The Dunnock  
The Eagle  
The Jackdaw  
The Kingfisher  
4 bedroom  
The Plover

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■
Water Waste Heat Recovery System	■	■	■	■	■	■	■	■

### GENERAL

PV Solar Panels	■	■	■	■	■	■	■	■
EV Charging Point	■	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■
Ideal Logic combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■
Mains powered smoke detectors with battery back up to each floor	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted)	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Personalise upgrade options available depending on build stage, please speak with a sales consultant.

# SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.

The specification shown in this leaflet is correct at the time of going to press. Countryside Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Countryside Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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