

OUR SPECIFICATION...



Image is indicative only and may include items of non-standard specification



DEVELOP
WARWICKSHIRE



WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens and worktops (subject to build stage)
- Upstands to worktops
- Stainless steel single sink in utility
- Stainless steel 1 ½ bowl sink in 3 and 4 beds
- Single lever mixer tap in utility
- Pillar taps in 3 and 4 beds
- Single under worktop oven with 4 ring electric hob and stainless steel splashback in 3 beds
- Integrated oven with 5 ring electric hob and glass splashback in 4 beds
- Curved glass oven hood
- Integrated fridge/freezer in 4 beds
- White sockets and USB point
- White pendant lamps throughout

BATHROOMS

- White bathroom suite with shower over bath (on selected plots, the shower over bath is handheld)
- Fitted glass shower bath screen only when shower is wall mounted
- White porcelain washbasin with chrome mixer tap and clicker waste
- Porcelanosa tiles, 450mm in height from top of bath. Full height tiling to length and sides of bath when high level shower is fitted above bath
- Splashback to basin only
- Full height tiling to all shower walls within shower cubicle

- Chrome bezel LED bulkhead lights
- Chrome heated towel rail to bathroom and en-suite of 4 beds

INSIDE YOUR HOME

- Air Source Heat Pump heating system
- Round top radiators
- Mains powered smoke or heat detector and battery powered CO₂ detector
- Pencil rounded skirting boards and architraves
- Internal woodwork painted brilliant white gloss
- White cottage style internal doors with aluminium door furniture
- Extraction fans to kitchen, utility, bathrooms, en-suites and cloakrooms

OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazing
- Satin chrome front door furniture
- Chrome plated door numerals
- Outside tap
- Rotavated front and rear garden
- Fully turfed front garden with selected trees and shrubs
- Solar panels
- Electric vehicle charging point

SECURITY

- Exterior light to front, wire only to rear
- 1.8 metre fencing to rear garden between houses
- Multi-point locking system to front and French doors

GENERAL

- White sockets and switch faceplates
- White pendant lamps throughout
- White matt emulsion to internal walls and ceiling

All the below come as part of our integrated multimedia points:

- Telephone point provided in living room and study in 4 beds
- Media plate in living room
- 2 x USB charging points in bedroom 1



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 Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

Images may include items of non-standard specification. Please see our Sales Consultants for further details.

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†Choices and upgrades are only available subject to construction stage of the property. *Selected features are included where housetype size allows. #On selected plots the shower over bath is handheld.