

SPECIFICATION	2 BEDROOM			3 BEDROOM				4 BEDROOM			
	COVE	FEN	BECK	FIRTH	DELTA	TARN	PORT	BAY	LOCH	REED	BANK
KITCHEN											
Choice of Symphony kitchen units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of worktops with upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
One & half bowl stainless steel sink	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Blanco Crest monobloc mixer tap	✓	✓	✓	✓	✓	✓					
Blanco Earl monobloc mixer tap							✓	✓	✓	✓	✓
Zanussi stainless steel single electric oven	✓	✓	✓	✓	✓	✓					
Zanussi stainless steel double electric oven							✓	✓	✓	✓	✓
Zanussi stainless steel gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi stainless steel chimney hood*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi stainless steel microwave							✓	✓	✓	✓	✓
Zanussi integrated fridge freezer 50/50				✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel splashback (to rear of cooker hob)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removable base unit for future dishwasher	✓	✓	✓	✓	✓	✓					
Zanussi integrated dishwasher							✓	✓	✓	✓	✓
Space for washing machine (K = kitchen, U = utility room)	✓ U	✓ K	✓ K	✓ U	✓ K	✓ K	✓ K	✓ K	✓ K	✓ K	✓ K
Eco bins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Boiler housed in kitchen	✓			✓							
Boiler housed in garage					✓	✓	✓	✓	✓	✓	✓
Boiler housed in storage cupboard		✓	✓								
GROUND FLOOR WC/CLOAK ROOM											
Porcelanosa Urban close coupled WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa Urban C wash hand basin with full pedestal		✓	✓	✓			✓	✓	✓	✓	✓
Porcelanosa Acro wash hand basin with full pedestal					✓	✓					
Porcelanosa counter sunk basin to worktop in utility room	✓										
Porcelanosa new smart tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of Porcelanosa tiling to standard area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MAIN BATHROOM											
Porcelanosa thermostatic built-in shower			✓	✓							
Porcelanosa new smart bath shower mixer	✓	✓			✓	✓	✓	✓	✓	✓	✓
Choice of Porcelanosa tiling - half height tiling to bath area	✓	✓			✓	✓	✓	✓	✓	✓	✓
Choice of Porcelanosa tiling - full height tiling to bath & shower area			✓	✓	✓						
Porcelanosa new smart taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa Ecolite bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa Urban close coupled WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa Urban C wash hand basin with full pedestal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*(Except plots 15, 24, 41, 47, 57 and 60 which have an Elica Missy cooker hood & extract)

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ENSUITE											
Porcelanosa Urban close coupled WC	✓	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa Urban C wash hand basin with full pedestal	✓	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa shower tray (all plots except 79, 80 & 82)	✓	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓
Kohler shower tray (plots 79,80 and 82 only)		✓	✓								
Porcelanosa new smart taps	✓	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa shower screen	✓	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa thermostatic built-in shower	✓	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓
Electric shower in one ensuite							✓	✓	✓	✓	✓
ELECTRICS											
White Slimline curved edge socket outlets and switch plates	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to lounge and bedroom	✓	✓	✓	✓	✓	✓					
TV point to lounge, kitchen / diner & bedroom							✓	✓	✓	✓	✓
Telecomms point to lounge, bedroom 1 & home study / bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains connected smoke detectors with battery backup	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains connected heat detector with battery backup to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Virgin Media multimedia points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside light to front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside light to rear of property	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside light to upper floor balcony / terrace	✓				✓	✓	✓	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under wall cupboard unit lighting in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White downlighters to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White downlighters to ensuite bathrooms	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket to ensuites & bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Combi central heating system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
INTERNAL & DECORATION											
Floor finishes (none provided)	-	-	-	-	-	-	-	-	-	-	-
Ceilings in white emulsion paint	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls in white emulsion paint	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White Satinwood paint finish to internal joinery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5 vertical panel internal doors in white paint & chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc windows with white ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc patio doors with chrome ironmongery	✓	✓	✓	✓	✓	✓					
Upvc folding patio doors with chrome ironmongery							✓	✓	✓	✓	✓
Composite front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL											
Fence to rear gardens**	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior bin store (bin store to front of houses with no direct rear access)							✓	✓	✓	✓	✓
Paving to rear / side garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PARKING											
Parking bollard on allocated space if off plot (plots 65, 78 & 79)		✓	✓	✓							

** (Boundaries to highway have fence panelling between brick piers)