



Specification

Construction

- Traditional solid masonry concrete block and brick construction with cut timber roofs, high performance insulation envelope, triple glazed state of the art timber windows with plastered walls, plastered ceilings and high quality finishes and painting throughout.

Exterior Standard Features

- Ibstock Brandgate Multi Cream half brick elevation with render finish.
- Canopy and veranda to front elevation.
- Front gardens are top soiled, raked and seeded.
- Cobble lock natural stone paving to all house paths and driveways.
- Environmentally friendly permeable paving to driveways as standard.
- Private rear garden with a stylish paved patio area.
- Side gates as standard.
- Outside tap.
- Outside power socket with lighting wiring front and back.
- Maintenance free UPVC fascia, soffit and gutters.
- Pressure treated solid timber panel fencing between concrete posts to rear gardens.
- Rear gardens top soiled, raked and seeded.

Interior

- Contemporary White Ash kitchen, Graphite Ash Island finished off with knurled brass handles. Worktops and curved island worktop of Calcutta Supreme white quartz.
- AEG (or similar) Appliances to include integrated fridge freezer, dishwasher, double oven, hob and microwave.
- Separate utility area.
- Luxury wardrobes in all bedrooms featuring classic painted doors and a variety of storage options.
- Feature built in electric fire as standard.
- Low energy recessed lighting per show house with under cabinet lighting, high speed broadband cabling, smoke, heat and carbon monoxide detectors all as standard
- Very high spec joinery and internal door and ironmongery fit out. American White Oak joinery to stairs and Gavi Satin Nickel door handles.
- High pressure pump-fed showers.
- Pull down stairs for easy attic access.



Interior

- Lighting and wiring layout: Lighting, switch and socket positions will be installed per the show houses
- Plumbing and heating layout: Plumbing, radiators and other services will be installed per the show houses.
- Tiling: Bathrooms walls and floors tiled as standard (as per showhome).
- Décor: The walls are painted in one colour throughout.

Energy Efficiency

- Your home comes with a heating system which ensures green environmentally friendly energy delivery. Air to water Heat Pump system together with zoned thermostatic space heating to allow full control of your comfort preferences. The combination of a highly efficient insulation envelope and carefully designed energy generation system means your home achieves at least an A2 certification and meets the new 2021 NZEB standards (almost zero energy building)
- Thermostatically controlled radiators throughout.
- Norwegian made NorDan N-tech triple glazed timber windows giving market leading thermal and acoustic performance. Fully reversible, one handle operated 'tilt and turn' sashes.
- High specification air tightness and insulation including open and closed cell spray foam insulation in walls and attics to maximise space usage.
- Underfloor heating downstairs.
- A2 BER rating.

Homebond Warranty

- 10 Year Homebond Latent Defects Insurance giving comprehensive cover for Defects Insurance, Structural Insurance and Loss of Deposit, and 5 Year Homebond cover for mechanical and electrical, water and smoke ingress.

