

SPECIFICATION

Plots 7-12 Cavell Close, Bawdsey

KITCHEN

- Choice of quality fitted kitchen* with granite worktops*. Ceramic or stainless steel 1½ bowl sink. Double range-style electric oven or upright fitted double oven, electric hob, extractor fan, microwave. Integrated dishwasher. Fridge-freezer. Choice of floor covering*.

UTILITY

- Choice of quality fitted units with standard worktops*. Stainless steel sink. Washing machine, Tumble-dryer and Water softener. Choice of floor covering*.

ELECTRICAL

- Downlighters to Kitchen, Sitting room and Principal bedroom.
- Loft light
- Mains-linked smoke detectors
- TV points to Sitting Room, Kitchen, Study and all bedrooms
- Telephone points to Sitting Room, Hall, Kitchen, Study and all bedrooms
- Double socket outlets throughout
- Shaver point to family bathroom and en-suites.
- Security alarm system
- Outside light to front entrance and rear.
- Light and power to garage

PLUMBING

- Oil fired central heating system (with balanced flue condensing boiler) to radiators. Hot water storage tank

BATHROOMS/EN-SUITES/CLOAKS

- White sanitaryware with chrome taps, white toilet seats. All pipework boxed in.
- Tiling to splashbacks and window sills (where applicable), half height to walls in main bathroom and full tiling to shower enclosures. Choice of wall tiling*.
- Choice of vinyl floor covering*.

FINISHES

- Stair balustrade, white painted wood finish.
- Internal doors, panelled, painted white with chrome furniture
- Window sills, white painted. Skirting white.
- Ceilings, smooth finish throughout with cove cornicing white painted.
- Internal walls painted soft white

OTHER ITEMS

- Fitted wardrobe to Bedrooms 1 & 2
- Painted timber windows and patio doors containing sealed unit double glazing
- External Doors – boarded effect
- Cavity Wall and Loft Insulation
- Front garden turfed (where applicable). Rear garden cleared, rotivated and topsoiled where applicable.
- Paved paths and patio area to rear. Fencing to rear gardens as per architectural Site Layout Plan.
- External tap
- Single/Double garage as stated with up and over door(s) in developer's choice of colour
- 10 year NHBC warranty