

Specification:	Far Croft, Tollerton
Plot:	All Plots

<b>Hallway</b>
Flooring - Luxury Vinyl Tile
Lighting - recessed LED spotlights
Heating system control panel
Double socket/s (white)

<b>Kitchen/Dining/Family Room</b>
Flooring - Luxury Vinyl Tile
Lighting - recessed LED spotlights, LED plinth & worktop lights
Shaker style kitchen (customisable dependant on build stage)
Quartz worktops & upstands (customisable dependant on build stage)
Intergrated fridge-freezer, oven, microwave, hob, extractor & dishwasher
Television point (roof aerial included)
Double socket/s & Light Switches (brushed metal)

<b>Bedroom 1</b>
Flooring - Carpet
Lighting - Pendant
Television point (roof aerial included)
Double socket/s (white) - inc. USB sockets at bed

<b>Bedroom 2</b>
Flooring - Carpet
Lighting - Pendant
Double socket/s (white) - inc. USB sockets at bed

<b>External</b>
Tarmac finish to private development access road
Turfed lawn to front and rear gardens
Gravel finish to parking space/s
Single garage with electrical connection & lighting
External electrical connection (location TBC)
External water tap (location TBC)
Sandstone paved patio to rear
Sandstone footpath leading to front door
External lighting at front and rear
Timber fencing and hedging as per landscape plan (available on request)

<b>Living Room</b>
Flooring - Carpet
Lighting - Pendant
Data Cabling (taken to incoming BT point)
Television point (roof aerial included)
Double socket/s (white)

<b>House Bathroom</b>
Flooring - Ceramic/porcelain large format tile
Lighting - recessed LED spotlights
Vitra & Rhoper Rhodes sanitaryware (toilet, bath & basin with vanity)
Rhoper Rhodes & Hansgrohe brassware (taps & shower)
Ceramic/porcelain wall tiles (full height at shower/bath, otherwise half height)
Shaver socket (white)
Chrome heated towel rail (plumbed)

<b>Ensuite</b>
Flooring - Ceramic/porcelain large format tile
Lighting - recessed LED spotlights
Vitra & Rhoper Rhodes sanitaryware (toilet, bath & basin with vanity)
Rhoper Rhodes & Hansgrohe brassware (taps & shower)
Ceramic/porcelain wall tiles (full height at shower/bath, otherwise half height)
Shaver socket (white)
Chrome heated towel rail

<b>Bedroom 3</b>
Flooring - Carpet
Lighting - Pendant
Double socket/s (white) - inc. USB sockets at bed

<b>Construction</b>
Walls - York Handmade Brick Company custom blend
Roof - Pantile (Plots 1, 2 & 3) / Slate (Plot 4 only)
Garage Roof - Pantile (Plots 1 & 2) / GRP (Plot 3) / Slate (Plot 4)
Under Floor Heating & Hot Water - Air Source Heat Pump
Garage Door - Electric up & over with remote control
Internal Doors - 4 panelled oak with hardwax oil finish
Windows - painted timber (colour: Pebble Grey)
Front Doors - painted timber (colour: Dark Grey)
Bifold Doors - powder coated metal (colour: Pebble Grey)
All internal walls - painted emulsion
Skirting & architrave - white eggshell finish
10 year structural warranty provided by ICW

Note: Specification is subject to change without notice for constructional purposes. Some items are changeable, by mutual agreement and negotiation, dependent on stage of construction.