

Kitchen

Choice of premium cabinetry in a range of colours fully fitted bt Studio35 of Blossom Street *	•	•	•	•
1.5 Bowl stainless-steel sink with chrome mixer tap. Option to upgrade to Quooker tap *	•	•	•	•
Choice of Quartz worktops with matching upstands and hob splashback *	•	•	•	•
Neff integrated dishwasher	•	•	•	•
Neff oven	•	•	•	•
Neff combination microwave oven	•	•	•	•
Neff induction hob	•	•	•	•
Neff extractor fan	•	•	•	•
Neff integrated fridge/freezer (70/30)	•	•	•	•
Caple 300mm Wine Cooler	•	•		
Satin-chrome Sockets and Switches (to kitchen area only)	•	•	•	•
Under wall-cabinet lighting	•	•	•	•

Utility

Choice of premium cabinetry in a range of colours fully fitted bt Studio35 of Blossom Street *	•	•	•	•
1 Bowl stainless-steel sink and drainer with chrome monobloc tap	•	•	•	•
Choice of laminate worktops with matching upstands *	•	•	•	•
Spaces for free standing washing machine and tumble dryer (appliances not included)	•	•	•	•

Bathroom

Roper Rhodes basin & vanity unit with chrome mixer tap	•	•	•	•
Choice of LVT Flooring *	•	•	•	•
Choice of half-height wall tiling with brushed-chrome trims (full height around bath / shower) *	•	•	•	•
White bath with chrome mixer tap & overhead shower, chrome/glass bath screen, Roper Rhodes bath panel	•	•	•	•
Chrome heated towel rail	•	•	•	•
Duravit closed-coupled dual-flush WC	•	•	•	•

Master Ensuite

Roper Rhodes basin & vanity unit with chrome mixer tap	•	•	•	•
Choice of LVT Flooring *	•	•	•	•
Choice of half-height wall tiling with brushed-chrome trims (full height around bath / shower) *	•	•	•	•
White low-profile shower tray with chrome thermostatic shower, chrome/glass screen	•	•	•	•
Chrome heated towel rail	•	•	•	•
Duravit closed-coupled dual-flush WC	•	•	•	•

Guest Ensuite

Roper Rhodes basin & vanity unit with chrome mixer tap	•	•		•
Choice of LVT Flooring *	•	•		•
Choice of half-height wall tiling with brushed-chrome trims (full height around bath / shower) *	•	•		•
White low-profile shower tray with chrome thermostatic shower, chrome/glass screen	•	•		•
Chrome heated towel rail	•	•		•
Duravit closed-coupled dual-flush WC	•	•		•

Ground Floor WC

Roper Rhodes basin & vanity unit with chrome mixer tap	•	•		•
LVT flooring to match Entrance Hall	•	•		•
Choice of half-height wall tiling with brushed-chrome trims *	•	•		•
Duravit closed-coupled dual-flush WC	•	•		•

Decoration & Finishes

Walls painted in Crown matt emulsion throughout (colour matched to Farrow & Ball 'Cornforth White')	•	•	•	•
Ceilings painted in Crown white emulsion	•	•	•	•
MDF skirtings, architraves & window boards finished in Crown white eggshell	•	•	•	•
Oak veneer 4 panel doors with satin chrome handles	•	•	•	•
High quality double glazed timber windows and external doors	•	•	•	•
Choice of LVT flooring to Entrance Hall, Kitchen, Utility & stores (as applicable) *	•	•	•	•
Choice of Carpets to Bedrooms, Living Room & stair (as applicable) *	•	•	•	•
Carpeted stair with oak handrail	•	•	•	•
Fitted Hammonds wardrobe to Bedroom 1			•	•
Fitted Hammonds wardrobe to Bedroom 2	•	•		
Fitted hanging rail to Dressing Room	•	•		

Heating and Electrical

Mitsubishi Air Source Heat Pump System with underfloor heating to GF	•	•	•	•
Compact radiators to 1F	•	•		•
LED recessed spotlights to Kitchen, Bathrooms & Hall, LED pendants elsewhere	•	•	•	•
Openreach fibre broadband connection	•	•	•	•
Wired fire alarm system with easily accessible control switch	•	•	•	•
White sockets and switches throughout	•	•	•	•
Electric vehicle charging point	•	•	•	•

