

## Specification – Plot 5

### GENERAL

Central heating provided by gas boiler  
5KW Wood burning Stove  
Hot and cold supplies at mains pressure  
Aluminium bi-folding doors  
Under floor heating to ground floors  
TV point to all bedrooms, living room, kitchen and snug  
BT point to living room, snug and bedroom 1  
External light fittings to front door, side and back doors with PIR security lights  
Double garage with double socket's and lighting  
Block paved driveway with 5 parking spaces  
Landscaped private garden  
External water tap to rear of house  
CRL 10 Year Warranty

### KITCHEN

High quality contemporary fitted kitchen  
Integral stainless steel double oven  
Black glass touch control induction hob  
Integrated dishwasher  
White LED low profile under cupboard strip lighting

### BATHROOM

Stylish white sanitary ware with contemporary style chrome taps  
Thermostatic shower with fixed head and hand held attachment at mains pressure  
Bath/shower mixer tap to family bathroom  
Ceramic tile or water proof panelling to wet areas

### ENVIRONMENTAL

Sustainable storm water drainage system  
High levels of insulation in walls, floors and loft  
UPVC double glazed windows providing high levels of thermal insulation and heat loss  
Duel flush mechanism to toilets  
Low energy LED spot lights  
Rainwater butts  
83% EPC Rating

### OPTIONAL

Fitted wardrobes to bedrooms