**SPECIFICATION NO.6 & 8**

**General**

Oak veneered internal doors with stylish chrome ironmongery   
Under Floor Heating   
Contemporary log burner   
Hot and cold supplies at mains pressure   
Spacious hallway with bespoke staircase  
Porcelain tiles to ground floors and carpet to first floors   
Fitted wardrobes to all bedrooms   
TV point to all bedrooms and living areas  
BT point to living area and bedroom 1  
Data outlet point to living areas and all bedrooms   
External light fittings on all elevations with PIR security lights   
Block paved driveway with minimum 5 car parking spaces   
Landscaped private garden   
External water tap   
Premier Guarantee 10 Year Warranty

**Kitchen**

High quality contemporary kitchen   
Black glass touch control induction hob   
Built in appliances including extractor hood, fridge/freezer and dishwasher   
LED Under cupboard downlights   
Quartz worktop   
Separate Utility room with space for washing machine and dryer with sink and tap

**Bathroom**

Heated ladder towel rails to all bathrooms   
Stylish white sanitary ware with contemporary style chrome taps   
Thermostatic showers with fixed head and handheld attachment at mains pressure

**Environmental**

Central heating provided by Air Source Heat Pump  
High levels of insulation in walls, floor and loft  
Aluminium Windows and Doors A+?  
Low energy LED spotlights  
Rainwater butts   
EPC rating

**GARAGE**

Double detached garage   
Electrically operated garage door with separate manual access door  
Lighting and double sockets to ground floor   
W/C   
Living space above – Total area: 24m2   
Own fuse board and heating source   
Decorated finish