**SPECIFICATION NO.7**

**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
Single detached garage with electrically operate garage door, lighting and double sockets

**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