Property Specifications.

	Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8
KITCHEN								
Fully fitted kitchen by Nixons Project Exclusive	◆	◆	◆	◆	◆	◆	◆	◆
Choice of Quartz worktop including upstands, complete with undermount worktop sink and drainer grooves	◆	◆	◆	◆	◆	◆	◆	◆
AEG built-in single oven, complete with air fry function	◆	◆	◆	◆	◆	◆	◆	◆
AEG 60cm Induction hob	◆	◆	◆	◆	◆	◆	◆	◆
Matching Quartz splashback to hob	◆	◆	◆	◆	◆	◆	◆	◆
AEG 60cm stainless steel chimney hood	◆	◆	◆	◆	◆	◆	◆	◆
AEG Built in fridge freezer low frost 50/50 split	◆	◆	◆	◆	◆	◆	◆	◆
AEG integrated dishwasher	◆	◆	◆	◆	◆	◆	◆	◆
AEG integrated washing machine	◆	◆	◆	◆	◆	◆	◆	◆
1.5 bowl stainless steel under mount sink	◆	◆	◆	◆	◆	◆	◆	◆
Chrome mixer tap	◆	◆	◆	◆	◆	◆	◆	◆
Under wall unit strip lighting	◆	◆	◆	◆	◆	◆	◆	◆
Choice of contemporary/traditional ceramic floor tiling	◆	◆	◆	◆	◆	◆	◆	◆
BATHROOM								
White sanitaryware by Villeroy & Boch, Hansgrohe Brassware	◆	◆		◆	◆	◆		
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap	◆	◆		◆	◆	◆		
Bath, filler mixer tap with thermostatic shower and screen	◆	◆		◆	◆	◆		
Thermostatic shower, complete with handshower, low profile shower tray and glass screen	◆	◆		◆	◆	◆		
Wall hung WC pan with concealed cistern	◆	◆		◆	◆	◆		
White heated towel rail with electric dual fuel element	◆	◆		◆	◆	◆		
Choice of half wall tiling in a selection of colours including chrome half height trim (full height around bath/shower)	◆	◆		◆	◆	◆		
Choice of contemporary/traditional ceramic floor tiles	◆	◆		◆	◆	◆		
WC								
White sanitaryware by Villeroy & Boch, Hansgrohe Brassware	◆	◆	◆	◆	◆	◆	◆	◆
Pedestal mounted basin with chrome mixer tap	◆	◆	◆	◆	◆	◆	◆	◆
Close coupled toilet-suite	◆	◆	◆	◆	◆	◆	◆	◆
Splashback wall tiling in a selection of colours	◆	◆	◆	◆	◆	◆	◆	◆
Choice of contemporary/traditional ceramic floor tiles	◆	◆	◆	◆	◆	◆	◆	◆

◆ Standard specification ◆ Optional upgrade where available

Property Specifications.

	Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8
ENSUITE (BEDROOM 1)								
White sanitaryware by Villeroy & Boch, Hansgrohe Brassware	◆	◆	◆	◆	◆	◆	◆	◆
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap	◆	◆	◆	◆	◆	◆	◆	◆
Free Standing bath				◆				
Free Standing Bath filler mixer tap				◆				
Thermostatic shower, complete with handshower, low profile shower tray and glass screen	◆	◆	◆	◆	◆	◆	◆	◆
Wall hung WC pan with concealed cistern	◆	◆	◆	◆	◆	◆	◆	◆
White heated towel rail with electric dual fuel element	◆	◆	◆	◆	◆	◆	◆	◆
Choice of half wall tiling in a selection of colours including chrome half height trim (full height around bath/shower)	◆	◆	◆	◆	◆	◆	◆	◆
Choice of contemporary/traditional ceramic floor tiles	◆	◆	◆	◆	◆	◆	◆	◆
ENSUITE (BEDROOM 2)								
White sanitaryware by Villeroy & Boch, Hansgrohe Brassware		◆	◆		◆	◆	◆	◆
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap		◆	◆		◆	◆	◆	◆
Thermostatic shower, complete with handshower, low profile shower tray and glass screen		◆	◆		◆	◆	◆	◆
Wall hung WC pan with concealed cistern		◆	◆		◆	◆	◆	◆
White heated towel rail with electric dual fuel element		◆	◆		◆	◆	◆	◆
Choice of half wall tiling in a selection of colours including chrome half height trim (full height around bath/shower)		◆	◆		◆	◆	◆	◆
Choice of contemporary/traditional ceramic floor tiles		◆	◆		◆	◆	◆	◆
ENSUITE (BEDROOM 3)								
White sanitaryware by Villeroy & Boch, Hansgrohe Brassware			◆				◆	◆
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap			◆				◆	◆
Thermostatic shower, complete with handshower, low profile shower tray and glass screen			◆				◆	◆
Wall hung WC pan with concealed cistern			◆				◆	◆
White heated towel rail with electric dual fuel element			◆				◆	◆
Choice of half wall tiling in a selection of colours including chrome half height trim (full height around bath/shower)			◆				◆	◆
Choice of contemporary/traditional ceramic floor tiles			◆				◆	◆
HEATING & ELECTRICS								
Air Source Heat Pump System with white panel radiators	◆	◆	◆	◆	◆	◆	◆	◆
Intruder alarm system with ground floor PIRS	◆	◆	◆	◆	◆	◆	◆	◆
Smoke/CO2 detectors	◆	◆	◆	◆	◆	◆	◆	◆
LED down lighters to kitchen, bathroom, hall & ensuite (if applicable)	◆	◆	◆	◆	◆	◆	◆	◆
Provision for Fibre Broadband	◆	◆	◆	◆	◆	◆	◆	◆

◆ Standard specification ◆ Optional upgrade where available

Property Specifications.

	Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8
INTERNAL FINISHES								
Prefinished oak veneered doors with chrome handles	◆	◆	◆	◆	◆	◆	◆	◆
Ceilings and walls finished in Dulux white emulsion throughout	◆	◆	◆	◆	◆	◆	◆	◆
Skirting and architrave finished in white gloss with matching window boards	◆	◆	◆	◆	◆	◆	◆	◆
Chrome electrical accessories (sockets/light switches)	◆	◆	◆	◆	◆	◆	◆	◆
Oak handrails/Newels, with softwood painted stop chamfered spindles to all staircases	◆	◆	◆	◆	◆	◆	◆	◆
Fitted Carpets	◆	◆	◆	◆	◆	◆	◆	◆
EXTERNAL								
Modern PVC windows, white internal, white external colour	◆	◆	◆	◆	◆	◆	◆	◆
French Doors/Bifold Doors, white internal, white external colour (if applicable)	◆	◆	◆	◆	◆	◆	◆	◆
Coloured composite front door with multi point locking system, white internal, Black external colour	◆	◆	◆	◆	◆	◆	◆	◆
Mode 3 electric car charging point	◆	◆	◆	◆	◆	◆	◆	◆
Front and rear external lights	◆	◆	◆	◆	◆	◆	◆	◆
Outside tap to rear garden	◆	◆	◆	◆	◆	◆	◆	◆
Paved patio and decorative gravel to rear garden	◆	◆	◆	◆	◆	◆	◆	◆
Front garden turfed and landscaped (where applicable)	◆	◆	◆	◆	◆	◆	◆	◆
1.8m high timber fencing (refer to site specific layout)	◆	◆	◆	◆	◆	◆	◆	◆
Black UPVC guttering and downpipes	◆	◆	◆	◆	◆	◆	◆	◆

◆ Standard specification ◆ Optional upgrade where available