

Luxury

SPECIFICATION

Kitchen

- Traditional or contemporary kitchen cabinetry from an upgraded range, with soft-close doors and drawers, oak effect interiors and wooden cutlery tray
- Corner storage unit
- Quartz worktop with bevelled edge (choose from our range, bands 1-3, or upgrade)
- Choice of tiling from our range (between cabinet and worktop)
- Rangemaster Professional+ 90cm stainless steel cooker and 90cm chimney hood
- Zanussi integrated 70:30 fridge freezer
- Zanussi integrated dishwasher
- Under and over cabinetry lighting
- Brushed chrome double sockets at worktop height
- White ceramic undermount sink with 1.5 bowl and chrome tap

Utility

- Cabinetry from our range (not included for Sharp)
- Laminate worktop and upstand from our range
- Stainless steel single bowl sink with chrome tap (not included for Sharp)
- Plumbing and electrical for appliances

Eames, Ermysted, Hartford, Roberts, Sharp, Whitaker

Cloakroom

- Instinct Nuance contemporary toilet
- Instinct Nuance contemporary basin (corner basin for Roberts)
- Hansgrohe Logis minimalist mixer tap
- Half tiling to sanitaryware walls

House Bathroom

- Instinct Nuance contemporary toilet with Geberit Sigma dual flush
- Instinct Nuance contemporary basin
- Hansgrohe Logis minimalist mixer taps
- Single-ended bath
- Hansgrohe Ecosmart 100c riser shower over bath
- Contemporary chrome towel radiator
- White shaver socket
- Half tiling to sanitaryware walls and full height tiling to bath, with brushed chrome trim

En Suite Bathroom

- Instinct Nuance contemporary toilet with Geberit Sigma dual flush
- Instinct Nuance contemporary basin
- Hansgrohe Logis minimalist mixer tap
- Hansgrohe Ecosmart 220 shower
- Contemporary chrome towel radiator
- White shaver socket
- Half tiling to sanitaryware walls and full height tiling to shower, with brushed chrome trim



BOLTON GARDENS

S I L S D E N

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Heating and plumbing

- Gas-fired central heating
- Stelrad compact radiators
- Smart, energy-saving Honeywell thermostat
- External tap

Electrical

- Low energy, fire-rated, warm white LED downlights to kitchen, hall and bathrooms
- Low energy pendant lights elsewhere
- External lighting to front, side and rear elevations
- Low energy LED lighting to store and garage
- BT and TV aerial points
- Mains smoke detectors with battery back ups to hallway and landing
- Mains intruder alarm with sensors in all ground floor rooms and landing
- Brushed nickel door bell
- Electric vehicle charging point
- External power socket

Interior features

- Sunvision traditional wood-burning stove with oak beam mantel and slate hearth (to sitting room)
- Single panel internal doors, painted gloss white, with traditional black ironmongery
- White gloss painted, chamfered staircases with oak handrails
- Bevelled skirtings and architraves, painted gloss white
- TJI 'silent' floor with T&G 22mm floor that is glued to reduce noise
- Flat skim ceilings with 15mm board to further reduce noise
- White painted walls and ceilings

Exterior features

- Coursed, blackened tumbled stone elevations
- Slimline cream uPVC windows with white interiors
- Dakea rooflight windows with electric opening function (Eames, Roberts and Sharp only)
- Black composite front door with vision panels and chrome letterbox
- Multi-point locking system to all doors and windows
- Granite stone block paving to driveways
- Green Indian flagstone paving to pathways and patios
- Turfed rear garden and landscaped front garden (where applicable)
- Meter boxes painted to match stone elevations
- Black sectional garage door with electric opening function



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