



## Skipton Properties Sales Specification – Luxury

### Hartford – Woodrow – Chadwick

#### Kitchen and Utility

Units	Allendale, Greenwich, Clerkenwell, Halesworth, Chelford, Hockley, Chilcomb
Unit Interior	oak interiors, soft close cupboards and drawers
Worktop	30mm quartz with drainer grooves
Worktop – Utility	38mm square edged Laminate with upstand
Lighting	Under and over cabinet lighting
Tap	Dual Lever Monobloc Swan Tap – ACT3031
Tap – Utility	Dual Lever Monobloc Swan Tap – ACT3031
Sink	Undermount Matrix stainless steep 1.0 bowl
Sink – Utility	Square Stainless Steel Single Bowl
Accessories	Timber Cutlery Tray and corner storage
Boiler Housing Kitchen	As per kitchen choice
Boiler Housing Utility	As per kitchen choice
Oven & Hob	Smeg Stainless Steel 90cm Double Cavity Dual Fuel Cooker CC92MX9
Extractor	Smeg Stainless Steel 90cm Chimney Hood KD91XE2
Fridge Freezer	Electrolux 70/30 Fridge Freezer LNS5LE18S
Dishwasher	Electrolux Full Size Dishwasher KEAF7200L
Washing Machine	Space and plumbing only

#### Cloakroom

Sink	Instinct Nuance Wash Hand Basin
Tap	Hansgrohe Logis Single lever basin mixer
Toilet	Instinct Nuance Square back to wall with Close with Soft Close

#### Bathroom

Sink	Instinct Nuance Wash Hand Basin
Tap	Hansgrohe Logis Single lever basin mixer
Toilet	Instinct Nuance Square back to wall with Close with Soft Close
Bath	Carron Quantum Single Ended Bath
Bath Tap	Hansgrohe Logis Single lever basin mixer
Shower	Hansgrohe ecosmart 100 chrome shower over bath and shower screen
Shaver Socket	White plastic

#### En-Suite

Sink	Instinct Nuance Wash Hand Basin
Tap	Hansgrohe Logis Single lever basin mixer
Toilet	Instinct Nuance Square back to wall with Close with Soft Close
Shower	Hansgrohe ecosmart 220 chrome shower
Shower Screen	Instinct 8 Enclosure
Shower Tray	White Resin Tray
Shaver Socket	White plastic

#### Electrics

Sockets & Switches	White plastic, Brushed Chrome with white inserts to kitchen
External Socket	Double (Low Level)
Pendent Lights	Tp24 Led Pendants
Downlights	Hall, Kitchen, utility and Wet Rooms, White 7.3W as per drawing
lighting to stores	As per furniture plan
External Light Front	Motion Sensor Black with bevelled glass, IP44 rated
External Light Side/rear	Motion Sensor Knightsbridge Black Up Down Led
Garage Light	5ft Led Ansell Atled5
Door Bell	Byron Wired Bell in Brushed Nickel
Alarm	Simplisafe Skipton Smart Alarm System
BT and TV Points	As per drawing, white plastic
Fibre	Openreach Fibre (FTTP)
Solar PV	As per elevations drawing
EV Charging Point	Easee One 7KW
Extractor Fan	Titon Ultimate dMEV

#### Heating

Fuel	Gas
Boiler	Ideal Logic ES 35 with combi
Thermostat	Dual Zone Heating – Honeywell T6
Towel Radiators	Bathroom and en-suite – Towelrads Square 1200mm x 600mm
Radiators	Stelrad Henrad Compact
Vertical Raditor	To Chadwick / Woodrow Kitchen only

#### Woodwork

Stairs	White painted closed string staircase
Newels	90mm square softwood
Spindles	40mm chamfered
Handrail	Loaf Style – Oak with chrome support
Skirting	7” 4mm bevel
Architrave	3” 4mm bevel
Internal Doors	Pre finished oak Mexicana
Ironmongery	Sienna Satin Chrome

#### Windows /Doors

Material/Colour	Thin Profile UPVC, Pearl Grey with White Inner with trickle vents white
Handles	white
Rooflights	VELUX Double Glazed with solar electronic opening
Front / Rear Door	Composite Pearl Grey
Front Door	To Chadwick / Woodrow only – RPH-SC-Nanocoast UAP with chrome knob
Lock	3 Point lock enhanced security
Letter Box	Centered Chrome
Vision Panel	Clear toughened

#### Garage

Door	Peral Grey Sectional Electric Opening
Personel Door	Composite Pearl Grey

#### Roofing

Main Tiles	Flat Concrete Dark Grey Northstone Causeway or similar
Porch Tiles	Small Rosemary tiles Grey to match main roof

#### External Finishes

Build Method	Masonry
Walling	100mm buff walling stone
Paths/Patios	900X600 Indian Raj Green
Drives	Premia 60 block paving Granite Stone
Gutters/Downpipes	Polypipe Half Round Black
Meter Cabinets	Painted to match windows
External Tap	15mm Brass
Gardens Rear	Topsoil & turf. For Chadwick / Woodrow please speak to your sales advisor
Gardens Front	As per planning approved landscaping designs

#### Decoration

Walls / Ceilings	Dulux White Emulsion
Skirts/Arch/Door/ Stairs	White Gloss

#### Wall Tiling

Kitchen	Between worktop and units
Cloakroom	Half Tiling to Sanitaryware walls
Bathroom/Ensuite	Half tiling behind toilet and sink full to shower/bath with brushed chrome trim

#### Please Note

Specification correct at time of print – 27th April 2024  
Skipton Properties Limited reserve the right to amend the specification at any time. Upon reservation, your sales advisor will discuss the specification of your home in detail to allow you to make an informed decision to proceed. We pride ourselves on our high specification however we appreciate you may wish to enhance features of your home, please ask us about our Interiors Collection