PARK VIEW

EXTERNAL FEATURES

- Soft landscaping to the front of homes where applicable
- Paving and turfing to rear gardens
- Outside water tap
- Outside 'dusk to dawn' sensor lighting to the front and rear
- Garages with power and light (selected home types)
- Natural Cotswold Stone, Brick and/or Lime Render facings; natural stone all hand selected on site
- Clay plain tiles/natural Spanish slate/artificial stone roof tiles
- High-performance timber doors and sash and/or casement windows with paint finish
- Ring Pro Video doorbell
- External power socket
- Habito plasterboard in all walls; high strength and durability

SECURITY AND PEACE OF MIND

- Mains operated self-contained smoke alarm in hallway and landing
- Passive infrared (PIR) sensors and hardwired burglar alarm
- Multi-point locking system on front entrance door

ELECTRICAL & HEATING

- Intelligent lighting and heating
- Satin chrome wall switches and sockets
- BT points in living room, study/bedroom 1 (where applicable)
- TV points in living room, study/breakfast or dining room (where applicable) and all bedrooms
- One Sky point in the living room, breakfast or dining room (where applicable) served by a shared satellite dish
- Cat 6 connection points in the living room and all bedrooms and in the breakfast or dining areas of 3- & 4-bedroom homes (router not supplied)
- Gas underfloor heating on the ground floor in all homes with radiator heating on the first floor
- Recessed satin chrome LED downlighters in the kitchen, bathrooms/cloakroom and hallway

BATHROOM & EN-SUITES

- Laufen sanitary ware with heated chrome towel rail to bathroom and en-suite(s)
- Porcelain Minoli wall and floor tiles; full height around bath and shower cubicle and half height behind other sanitary ware
- Porcelain Minoli half height tiles in the cloakroom
- Thermostatic shower(s) in cubicles
- Shower handset in cradle over the bath taps in bathroom

KITCHEN/UTILITY

- Fitted Nobilia kitchen with integrated Siemens or Neff appliances (varied according to home type)
- Dekton, Silestone or Laminate worktops with upstands (dependent on home type)
- Two integrated Siemens ovens, microwave and coffee centre, including a built-in induction hob and separate fridge and freezer in 5-bedroom homes
- Integrated Siemens oven and combi microwave with built in induction hob and fridge freezer in 4-bedroom homes
- Integrated Neff oven and built in induction hob in 2- & 3-bedroom homes
- Single oven in 2-bedroom and double oven in 3-bedroom homes
- Siemens extractor hoods and dishwasher in 4- & 5-bedroom homes
- Neff extractor hood in 2- & 3-bedroom homes
- Porcelain floor tiling to the kitchen or kitchen/family area (where applicable)
- Space and plumbing for washing machine (and space for tumble dryer in utility where applicable)

ENERGY EFFICIENCY

- Energy efficient and thermostatically controlled gas central heating with an A-rated boiler to minimise gas usage
- Dual flush mechanism to WC reducing water wastage
- Electricity smart meter
- Cavity wall insulation and mineral wool insulation in the roof space
- Low energy lighting fitted throughout

WARRANTY

- Your home will be protected by a 10-year NHBC Buildmark Warranty

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HOMES