

SPECIFICATION GUIDE  
3 BEDROOM SEMI DETACHED



*Laureston*

Specifications relates to most plots and are dependent on house type design. Choices are subject to build stage, for more information please contact your New Home Sales Advisor.

Whilst every care is taken to ensure accuracy, we regret that we cannot take responsibility for error or misdescription and this specification shall not form part of any contract. We reserve the right to alter or amend specifications without prior notice.



## **KITCHEN AND APPLIANCES**

Individually designed award winning kitchens, featuring a range of shaker and handle less designs in gloss or matt. All cabinet doors and drawers include soft cushioning.

- Laminate worktops with 100mm upstand
- Full height splash back behind the hob to the underside of the chimney extractor
- Built in oven
- Integrated dishwasher
- Integrated 70/30 fridge freezer
- Gas stainless steel hob
- Stainless steel externally vented extractor hood
- Stainless steel bowl and a half sink
- Integrated washing machine

## **CLOAKROOM, BATHROOM & EN-SUITES**

- Three-piece bathroom suite include shower over bath with glass shower screen
- Heated towel rails
- Full height tiling in shower/bath areas
- Half height tiling to toilets and basins with chrome trim
- Karndean to floor

## **INTERNAL FINISHES**

- White painted doors
- White painted staircase
- Matching skirting boards and architraves
- Chrome handles and hinges
- White painted walls and ceilings
- White painted gloss woodwork
- Carpet to lounge, stairs, landing and bedrooms
- Karndean to kitchen, dining, entrance hall, WC, bathroom and ensuite

## **ELECTRICAL**

- Superfast broadband using BT Openreach's Fibre to The Cabinet 'FTTC' solution
- Mains powered smoke/heat detectors with battery back-up
- Gas thermostatically controlled central heating
- Downlights to kitchen, bathroom, entrance, and WC
- Pendant lights to lounge, bedrooms, hallway, and dining
- TV points to lounge, dining, and bedrooms
- Ample double sockets in all rooms including under stairs store cupboard
- Intruder alarm
- Front and rear external lights

## **EXTERIOR**

- Feature composite front door
- Patio doors from dining area
- Timber fencing
- Timber gate
- Block paved or tarmac driveway
- Flagged path and rear patio
- External cold-water tap
- Turfed front and rear gardens
- Wall mounted house number

