

Dovaston Park Specification

	The Kinton	The Twyford, The Sutton, The Aston, The Haughton	The Felton
Kitchen & utility			
Choice of high quality fitted kitchen units	✓	✓	✓
Built under single oven and electric hob	✓	✓	✓
Stainless steel chimney extractor hood	✓	✓	✓
Integrated dishwasher	✓	✓	✓
Plumbing and socket for washing machine	✓	✓	✓
Integrated 50/50 fridge/freezer	✓	✓	✓
Laminate worktops in kitchen and utility room	✓	✓	✓
Chrome mixer taps and sinks	✓	✓	✓
Pelmet lighting to kitchen only	✓	✓	✓
Choice of Porcelanosa floor tiles to kitchen area only and utility	✓	✓	✓
Bathrooms & en-suites			
Contemporary white bathroom suites	✓	✓	✓
Contemporary chrome taps	✓	✓	✓
Shower mixer tap in bathroom		✓	✓
Thermostatically controlled shower in bathroom	✓		
Thermostatically controlled showers in en-suite		✓	✓
Chrome towel warmer in bathroom and en-suite	✓	✓	✓

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En-suite to master bedroom		✓	✓
Shaver point to en-suite 1		✓	✓
Shaver point to bathroom	✓		
Shower area fully tiled	✓	✓	✓
Bathroom floors and walls half tiled with choice from our Porcelanosa range	✓	✓	✓
En-suite floors and walls half tiled with choice from our Porcelanosa range		✓	✓
Splashback and floor tiling to cloakroom with choice from our Porcelanosa range		✓	✓
General			
Oil fired central heating	✓	✓	✓
'Jasmine white' painted walls, white ceilings	✓	✓	✓
Satin white painted internal doors	✓	✓	✓
Contemporary chrome handles	✓	✓	✓
MDF moulded skirtings and architrave	✓	✓	✓
Fitted wardrobe to master bedroom		✓	✓
Satin white painted softwood staircase and balustrading		✓	✓

(P.T.O)

Dovaston Park Specification (continued)

	The Kinton	The Twyford, The Sutton, The Aston, The Haughton	The Felton
TV, broadband, electrical			
TV point to living room	✓	✓	✓
TV point to bedroom 1		✓	✓
Telephone point to hallway	✓	Haughton only	
Telephone point to study (except Haughton)		✓	✓
Fibre broadband connection ready	✓	✓	✓
Downlighters to kitchen area only, bathrooms and en-suites	✓	✓	✓
Brushed chrome sockets downstairs		✓	✓
White sockets upstairs		✓	✓
White sockets throughout	✓		
Energy saving features			
Energy efficient PVC windows and doors	✓	✓	✓
Energy efficient lighting throughout	✓	✓	✓
Latest cavity floor and roof insulation technology	✓	✓	✓
Solar PV panels	✓		
Log burner		✓	✓

This specification is prepared for the guidance of prospective purchasers and is intended to give an overview only. Dennis Edwards Homes reserves the right to change or alter the details of specifications.

	The Kinton	The Twyford, The Sutton, The Aston, The Haughton	The Felton
Safety & security			
External lantern front and rear	✓	✓	✓
External front door with letterbox and spy hole	✓	✓	✓
Lockable windows	✓	✓	✓
Mains connected smoke and heat detection	✓	✓	✓
LABC 10-year warranty	✓	✓	✓
Parking & external			
Detached single garage	Plots 1, 2, 5, 7, 8, 9, 10, 11, 18, 19, 20, 22, 23 (plots 24 & 25 semi-detached)		
Attached single garage	Plots: 3, 4, 6, 21		
White up-and-over garage doors	✓	✓	✓
Paving slabs to paths and patios	✓	✓	✓
Paths from drives to patio and secondary entrance door	✓	✓	✓
Gardens: turfed front and seeded rear	✓	✓	✓
Tarmac driveway	✓	✓	✓
Fireplaces			
Black tiled hearth with log burner		✓	✓
Feature fireplace with electric point	✓		