

# Specification

## General

- Contemporary ironmongery
- MDF moulded skirtings and architrave
- Fitted wardrobe to master bedroom
- Satin white painted softwood staircase and balustrading
- Engineered oak flooring to kitchen/dining/living areas
- Choice of carpets included to all other rooms (from our range)
- Latest cavity, floor & roof insulation technology
- Air source heat pump

## Kitchen

- Quality, fitted LochAnna kitchen units
- Built in branded double oven
- Branded induction hob
- Integrated dishwasher
- Built-in branded microwave
- Integrated 50/50 fridge/freezer
- Built in coffee machine
- Granite worktops in kitchen & utility room
- Chrome mixer taps & undermounted stainless steel sink
- Hot water tap
- Wine cooler
- Pelmet lighting to kitchen
- Plumbing for washing machine (utility)

## Bathrooms

- Contemporary white bathroom suites
- Contemporary taps
- Vanity units throughout
- Thermostatically controlled showers with rainwater shower heads
- Thermostatically controlled showers with standard shower heads
- Low profile shower trays
- Heated towel rail in all bathrooms and ensuites
- Shaver point to bathrooms & ensuites
- Porcelanosa wall and floor tiles
- Shower areas fully tiled
- All bathrooms half tiled

# Specification (continued)

## Safety & Security

- External lights with PIR sensors to front & rear
- High security external doors

## Lockable windows

- Mains connected heat & smoke detection
- Carbon monoxide detectors where applicable
- Electronic burglar alarm system

## Fireplaces

- Log burner on black tiled hearth

## Walls

- Skimming stone emulsion paint finish

## TV/Broadband/Electrical

- TV & sat points to living room
- Telephone point to study
- Fibre broadband to door connection ready
- Downlights to kitchen, all bathrooms & ensuites
- Underfloor heating to downstairs only. Radiators upstairs
- Energy efficient air source heat pump with electronic temperature & zone control
- Energy efficient lighting throughout

## Outside

- UPVC graphite colour casement windows & matching external doors
- Block paved drives
- Detached double garage
- Electric garage doors
- Paved paths & patios
- External cold tap to rear of property
- Turf front & rear gardens
- Tarmac roads

*This brochure is prepared for the guidance only of prospective purchasers and is intended to give a fair overall description of the development and specific plots, however Dennis Edwards Homes reserves the right to change or alter the details or specifications where necessary. Any measurements or distances provided are approximate. All computer-generated images in this brochure are artists impressions, actual finishes may differ. Please contact our sales executive for further information.*