

Specification

General

- Contemporary ironmongery
- MDF moulded skirtings and architrave
- Fitted wardrobe to master bedroom
- Satin white painted softwood staircase and balustrading
- Engineered oak herringbone 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
- Underfloor heating downstairs

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
- Carrera marble quartz worktops in kitchen & utility room
- Mixer tap & undermounted ceramic sink
- Wine cooler
- Pelmet lighting to kitchen
- Plumbing for washing machine (utility)

Bathrooms

- Contemporary white bathroom suites
- Contemporary brushed brass taps
- Scandinavian-style vanity units
- Thermostatically controlled showers with rainwater shower heads
- Thermostatically controlled showers with standard shower heads
- Low profile shower trays
- Heated towel rails
- Shaver point
- Porcelanosa wall and floor tiles
- Bathrooms half tiled
- Shower areas fully 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
- Intruder alarm system

Fireplaces

- Log burner on tiled hearth

Walls

- Skimming stone emulsion paint finish

TV/Broadband/Electrical

- TV point to living room
- Telephone point to study
- Ultra fast fibre broadband to door connection ready
- Downlights to kitchen, all bathrooms & ensuites
- Energy efficient air source heat pump with electronic temperature & zone control
- Energy efficient lighting throughout

Outside

- UPVC graphite colour casement windows & matching external doors
- Permeable block paved driveway
- Detached double garage
- Electric garage door
- Paved paths & patio
- External cold tap to rear of property
- Turfed front & seeded rear garden
- 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.