

Specifications

	The Windsor (2 bed semi)	The Attingham (2 bed semi)	The Grosvenor (3 bed semi)	The Blenheim (3 bed semi)	The Kinton (2 bed bung)	The Wooton (4 bed det)	The Twyford (3 bed det)	The Sutton (4 bed det)	The Aston (4 bed det)	The Felton (4 bed det)
Kitchens										
Choice of quality fitted kitchen units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built-in double oven and electric ceramic hob										✓
Built-under single oven and electric ceramic hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Stainless steel chimney extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher					✓	✓	✓	✓	✓	✓
Plumbing for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Laminate worktops in kitchen and utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome mixer taps and stainless steel sinks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Undercounter lighting to kitchen only						✓	✓	✓	✓	✓
Choice of floor tiles to kitchen and utility						✓	✓	✓	✓	✓
Choice of vinyl to kitchen, utility & WC	✓	✓	✓	✓	✓					
Bathrooms & En-Suites										
Contemporary white bathroom suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary chrome taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled showers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rail radiator in bathroom and en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
En-suite to master bedroom	✓	✓	✓	✓		✓	✓	✓	✓	✓
Shaver point to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of wall tiles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower areas fully tiled	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half-height tiling to bathroom walls										✓
Splashback tiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Karndean (or similar) flooring to bathroom & en-suite	✓	✓	✓	✓	✓					
Choice of tiled or Karndean (or similar) flooring to bathroom, en-suite and WC						✓	✓	✓	✓	✓

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General										
Suffolk white doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary chrome door furniture (handles and hinges)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MDF moulded skirtings and architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobes to master bedroom						✓	✓	✓	✓	✓
Softwood staircase with balustrade	✓	✓	✓	✓		✓	✓	✓	✓	✓
TV/Broadband/Electrical										
TV point to living room only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Telephone point provisioned via FTTP (located in study, hallway or living room)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ultrafast Full Fibre broadband	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Recessed downlights to kitchen and bathrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy Saving Features										
Energy efficient upvc windows and external doors, composite front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient air source heat pump with electronic temperature and zone control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Underfloor heating to the ground floor and radiators with thermostatic radiator valves to the first floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient lighting throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity, floor, wall and roof insulation to the latest regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Safety & Security										
External lights with PIR sensors - front & rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
High security external doors with letterboxes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lockable windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains connected smoke and heat detection	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LABC 10 year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon monoxide detectors where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Parking & External										
Tarmac drive	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integral single garage						✓				
Attached single garage							✓		✓	
Detached single garage								✓		✓
Concrete paving slabs to paths and patio	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paved paths from driveway to patio and secondary entrance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External cold tap to rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed front garden and seeded rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fireplaces										
Slate-style hearth (log burner not included)*						✓	✓	✓	✓	
Log burner on 'slate-style' hearth**										✓

Please note: The specification detailed above is intended for guidance only and may vary by plot. While every effort is made to ensure accuracy, Dennis Edwards Homes reserves the right to amend specifications, layouts, or finishes without prior notice. Some items listed may be available as upgrades or optional extras. For precise details relating to a specific plot, please consult our sales team.

*Plots 1-6 are the only semi-detached properties with 'slate-style' hearth included

** Available as an extra on plots with chimneys