



AREA	ITEM	3 BED HOUSES	4 BED HOUSES
		No 2,3,4,7 + 8	No 1,5, 6 + 9
KITCHEN, DINING + LIVING ROOM	• Open plan kitchen, dining and living room	•	
	• Separate kitchen / dining and living room		•
	• Magnet fitted kitchen - contemporary designed kitchen, with matt grey and graphite paint finishes and a Silestone Lagoon quartz worktop.	•	•
	• AEG intergrated appliances - single oven, combi oven/microwave, 4 ring induction hob, dishwasher and fridge/freezer	•	•
	• Elica intergrated extractor hood	•	•
	• Piave professional spray tap with 1.5B inset / undermount sink	•	•
	• Feature LED lighting to underside of wall units	•	•
	• Tiled splash back	•	•
	• Free standing washing machine + tumble drier	•	•
	• AluK bifolding doors provide access from living room area to patio garden	•	•
	• Velfac kitchen windows and French doors	•	•
	See ELECTRICAL + AV/TV/DATA for further details		
BATHROOMS / SHOWER ROOMS	• Saneaux quality sanitary ware	•	•
	• Saneaux wall mounted sink with vanity unit in all bathrooms	•	•
	• Saneaux compact concealed WC cistern with back to wall pan	•	•
	• Saneaux built in bath with adjustable shower, 2 way thermostatic control valve and hinged glass shower screen	•	1st floor bathroom only
	• Saneaux walk in shower, 2 way thermostatic control valve, fixed shower head, flexible hand held shower and hinged glass shower screen	•	•
	• Electric towel rails in all bathrooms	•	•
	• Tiled floor and walls	•	•
See ELECTRICAL for further details			
GF WC	• Saneaux quality sanitary ware	•	•
	• Saneaux wall mounted sink with vanity unit	•	•
	• Saneaux compact concealed WC cistern with back to wall pan	•	•
	• Tiled floor, sink splash back and painted walls	•	•
BEDROOMS	• Built in wardrobes	•	•
	• Carpeted floors	•	•
	• TV/Data points	•	•
	• Walk in wardrobe		Master bedroom only
	• Store rooms / cupboards - off master bedroom	•	•
	• Bedroom balconies	Master bedroom only	Master bedroom + 1st floor guest room
See ELECTRICAL + AV/TV/DATA for further details			
INTERIORS	• Engineered wood flooring throughout ground floor area	•	•
	• Hardwood feature staircase	•	•
	• Carpet on all landings and in all bedrooms	•	•
	• Painted walls and internal doors	•	•
	• Velfac feature windows and French doors and Velux sky lights	•	•
HEATING + HOT WATER	• NIBE energy efficient air source heat pumps, supplying heating + hot water	•	•
	• Zoned UFH heating throughout controlled by WUNDA touch screen programmable thermostat	•	•
	• Electric towel rails to all bathrooms	•	•

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ELECTRICAL	• Recessed LED ceiling downlights to hall, kitchen, bedrooms, living and dining areas.	•	•
	• Recessed LED IP rated downlights to bathrooms, en-suites and WCs	•	•
	• Pendant feature light to kitchen dining area	•	•
	• USB re-charge points - kitchen + master bedroom	•	•
	• MK Logic Plus switches and sockets	•	•
	• MK Isolation spurs for all key kitchen appliances	•	•
	• Hard wired smoke and heat detectors	•	•
	• Burglar alarm system	•	•
	• Fire / Smoke detectors	•	•
	• External feature lighting to front and rear - motion + day/night sensors	•	•
	• Solar Panels - contribute to house electrical supply	•	•
	• External weatherproof IP rated power socket to rear garden	•	•
AV/TV/DATA	All data cabling wired to central mini hub point, on GF, for external tel / broadband connection and distribution (requires programming by customer once broadband connection is fitted).	•	•
	TV / Data ports to living room area and all bedrooms to allow for customers own connection to Freeview and subscription channels (requires programming by customer once broadband connection is fitted).	•	•
	Ceiling mounted Ubiquiti Wi-fi boosters fitted to ground floor hall • ceiling and 1st floor landing (requires programming by customer once broadband connection is fitted).	•	•
	Digital TV aerial fitted within second floor storage area	•	•
External ducting into the house fitted for customer installation of tel / broadband connection	•	•	
EXTERNAL FINISHES	• Private patio style garden, to the rear, with decking and bedding areas	•	•
	• Private garden with decked patio, bedding and grass lawn areas	•	•
	• External feature lighting with day / night sensors	•	•
	• Dedicated bike store	•	•

SECURITY / WARRANTIES	• Build Zone New Home Warranty - valid for 10 years from the date of practical completion of the finished building	•	•
	• Remote fob / keypad entry through main and pedestrian gates	•	•
	• CCTV - covering Oak Grove entrances and communal areas	•	•
	• Burglar / fire alarm system	•	•
	• Panic alarms	•	•
COMMUNAL AREAS	• Boutique residential domain with gated vehicle and pedestrian entrances	•	•
	• Communal landscaped garden areas with bin storage	•	•
	• Communal cycle storage (3 bed houses only - 2 bikes per house)	•	•
	Parking - one designated central parking space allocated for each house. • Electric car charging facility available as an optional extra (subject to statutory provision). House No5 (4 Bed) has its own dedicated parking space and electric car charge point.	•	•