

**Woods & Sons Developments (New Homes)  
Ltd  
Barnes Corner**

		<b>Specification</b>
External	Roof	The roof is finished in a Donard roof tile in Matt Black, with the benefit of maintenance free UPVC soffits and fascias in black. Guttering and downpipes are provided in a complimentary black uPVC.
	Walls	Buff Pitched faced Marshalls stone with ashlar art-stone feature panels, heads and sills
	Windows	Double glazed 'E' glass windows with Anthracite uPVC frames externally and white internally
	Rear Doors	Fully glazed sliding doors (centre panels) to dining area
	House number	Stylish house number mounted on stonework
	Front Doors	Contemporary composite doors are provided in Anthracite Grey (choice of colours) with white finish internally, with a chrome letter box.
Internal	Stairs/Walls	Oak handrail with softwood balustrade painted white, plastered walls painted with white emulsion
	Ceilings	Plaster skim throughout with white emulsion paint finish
	Lighting	Energy efficient white LED recessed downlighters, and pendant lighting dining area and to bedroom 2, 3 & 4
	Doors	American Black Walnut veneered doors with contemporary chrome ironmongery
	Heating	ATAG Combination boiler (10 year warranty), radiators to all rooms (Anthracite/chrome ladder rails to bathrooms and en-suites) with thermostatically controlled valves. App operated heating)
	Insulation	Highly insulated loft space with hatch
	Electrics	Quality white branded switches and sockets to all rooms
	General	TV point is provided in the living room, sitting/dining area and all bedrooms
Kitchen	General	Designer Nobilia German fitted kitchen by Square @ Ponsfords (choice of colours) Solid work surfaces and contrasting feature island unit (choice of colour)
	Appliances	NEFF appliances; Dishwasher(S511A50X1G) , Circo Therm oven (B1ACE4HN0B), Microwave/Combination oven (C1AMG84N0B), Integrated Fridge Freezer (K15862S30G). Glass hot plate hob with down draft extractor by ELICA (NIKOLA TESLA PRIME A). Quooker PRO3 hot, cold and boiling water tap.
	Utility Room	Designer utility zone to match kitchen providing storage for cleaning equipment and space including plumbing for buyers own washing machine and dryer
Bathroom	Family bathroom	Contemporary white bathroom suite, including designer shower over the bath, with stylish WHB in vanity unit with bluetooth speaker, shaver point mirror above, and wall mounted WC. Choice of 3 options on ceramic tiling
	Ensuites	Chrome feature large fixed head shower with concealed thermostatic valve and additional adjustable hose outlet, wall mounted WC and WHB in vanity unit with bluetooth speaker, shaver point mirror above. Choice of 3 options on ceramic tiling
Floor Finishes	General	Carpet to bedrooms, first floor landing, stairs and lounge. Engineered wood/laminate flooring to hallway and kitchen/dining room and downstairs WC. Ceramic tiling to bathrooms and en-suites
Security	Locks	Multi point locking to front and rear doors, key locks to all windows (except escape windows)
	Fire	Hard wired smoke detectors with battery back-up
Outside	Gardens	Gardens turfed and landscaped.
	Fencing	1.8m boarded fence panels to rear garden
	Paving	Tarmac driveways, Indian stone paving to paths and patio to the rear of the house.
	Lighting	Switchable external lighting to the front and rear elevation