

Poynton Wood View - Specification Document

Kitchen Dining/Open Plan Living:

- 20mm Quartz Worktops
- Quartz upstand
- Neff (or similar) single oven and second oven/microwave
- 4 ring induction hob with built-in modern extraction
- Chrome under mounted 1.5 bowl sink
- Chrome mixer tap
- Integrated dishwasher
- Integrated fridge freezer
- Ambient lighting

Downstairs WC:

- Single Tile splashback
- Sink and maybe vanity unit
- WC

Utility:

- Laminate work surface
- Sink where appropriate
- Plumbing for free standing washer and dryer

Master En-Suite:

- Wall and floor tiles
- Sink and vanity unit
- WC
- Shower cubicle with chrome rain head and separate adjustable hand-held shower
- Heated chrome towel rail

Family Bathroom:

- As above except for:
- Chrome shower and separate adjustable hand-held shower over bath
- Glass shower screen

Flooring from Mintons:

- Hallway/Kitchen/Living/Diner, Downstairs WC and Utility: Luxury Vinyl Tile.
- Family & Study: Carpet
- Principle Bedroom & Dressing: Carpet
- Bedroom 2 & 3: Carpet

Internal:

- High quality prefinished internal doors
- Custom skirting and architrave
- Professional paints
- Burglar Alarm
- Chrome switches and sockets to all rooms
- Stained oak handrail to balustrade
- Glass balustrades

Electrical:

- External lighting front and rear
- TV aerial points to lounge, kitchen and principle bedroom.

Lighting:

- Low energy recessed chrome LED downlighters lighting throughout
- Additional pendant lighting for feature light fitting on staircase.

Heating and Hot Water:

- Under floor heating wet system to ground floor
- Gas central heating
- Separate thermostatically controlled radiators to first floor.

External:

- Modern striking design built with timeless modern materials
- Composite front door
- Wood grain effect uPVC Anthracite double-glazed windows
- Bi-fold doors to the kitchen/diner/living
- Gardens to be turfed and landscaped
- Stone wall with timber fence panels to plots A & B, and fence panels only for plots C, D & E rear gardens
- 3m x 3m patios to the rear

Garages - where applicable

- Power and strip lighting
- Up and over electrically operated door

Warranty:

- Advantage 10 Year building warranty

Options Pre-Purchase:

- Colour choice of kitchen unit colours
- Colour choice of kitchen work surface
- Selection of floor coverings
- Tile choices in bathrooms

All subject to change at the developer's discretion

Possible Upgrades:

- Kitchen and appliance upgrades direct with kitchen supplier
- Security lighting to front and rear
- CCTV
- Wardrobes