

# A GREENER SPECIFICATION

Each home at Church Farm has been thoughtfully created to stand the test of time whilst giving every owner the latest technology to maximise comfort.

## Kitchen

- Fitted kitchen with choice of door and worksurface\*\*
- Laminate worktops
- 4 zone induction hob
- Integrated double oven
- Integrated extractor hood
- Floor tiling to the kitchen/dining room
- Space for fridge/freezer
- Space and plumbing for a washing machine and dishwasher
- Option to upgrade worktop to Silestone and include further integrated appliances\*\*

## Bathroom & En suite

- White sanitary ware with heated chrome towel rail to bathroom and en suite
- Wall and floor tiles to bathroom and en suite\*\*
- Full height tiling in shower cubicle and half height behind bath and other sanitary ware as well as tiled sills
- Tiled splashback in the cloakroom\*\*
- Thermostatic shower to shower cubicle in the en suite
- Hand-held shower in bath

- Shaver sockets in bathroom and en suite

## Electric & Heating

- Recessed white-finish LED downlighters to kitchen/diners, bathrooms, en suites, hallway, landing, with sealed fittings above shower/bath\*\*\*
  - White wall switches and sockets including USB outlets in the kitchen and master bedroom\*\*\*
  - TV points in the living room, kitchen and all bedrooms
  - BT points in the living room and master bedroom
  - Data points in the living room, kitchen, study and all bedrooms
  - Sky points in the living room and master bedroom
  - Independently zoned underfloor heating to the ground floor with radiator heating to the first floor powered by an air source heat pump
- ## Energy Efficiency
- Energy efficient air source heat pump central heating
  - Dual flush mechanism to W/C reducing water wastage

- Electricity smart meter, supplied by British Gas
- Low energy lighting fitted throughout

## Security & Peace of Mind

- Mains operated self-contained smoke alarm to hallway and landing
- Multi point locking system to front entrance door with chrome furniture
- Fused spur for burglar alarm

## External Features

- Landscaping to the front of homes where applicable
- Paving and turfing to rear gardens
- Outside water tap
- External power socket to rear
- Outside dusk to dawn sensor lighting to the front and rear or side^
- Garages with power and light^
- Wiring for single electrical vehicle charging point^
- In-roof solar PV panels

## Warranty

- Protected by a 10-year NHBC Buildmark Warranty

# available as an upgrade subject to build stage  
\*\* choice available subject to build stage  
\*\*\* other finishes available as purchaser optional extras  
^ dependent on plot

We like to think that you can recognise a Pye home from the moment we start building. You will see the consideration for the community we're joining, the care we put into the construction and the attention to detail in the finish of the homes.

We look forward to providing supportive guidance through your buying journey and we take pride in the after care.

**Made for life.**

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# CHURCH FARM

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## THE NAIRNE 3 BEDROOM FAMILY HOME

A beautifully proportioned home with a garage, The Nairne provides generous family living space and three good sized bedrooms.

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