

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
- Induction 4 zone hob
- Double oven
- Wall mounted extractor hood
- Floor tiling to the kitchen/dining room
- Space and plumbing for a washing machine and dishwasher
- Option to upgrade worktop to Silestone and include further appliances**

Electric & Heating

- Recessed LED downlighters in kitchens and wet rooms
- White wall switches and sockets
- TV and network points to kitchen/dining, living room and all bedrooms
- Telephone points; one downstairs and one to master bedroom
- Sky points in the living room and master bedroom
- USB charging points to kitchen and master bedroom

- Underfloor heating to the ground floor with radiator heating to the first floor powered by an air source heat pump

Bathroom

- White Geberit sanitary ware with chrome fittings and heated chrome towel rail to bathroom and en suite^
- Minoli wall and floor tiles**
- Half height tiling around the bath and other sanitary ware, full height tiling to shower cubicle
- Shower handset in cradle over the bath taps in the bathroom
- Minoli splashback in the cloakroom**
- Thermostatic shower in en-suite
- White shaver socket

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 electric vehicle charging point^
- In roof solar PV panels

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

Warranty

- Protected by a 10-year NHBC Buildmark Warranty

available as an upgrade subject to build stage

** choice available subject to build stage

^ 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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