

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 Manor kitchen with choice of door and worksurface**
- Laminate worktops
- Induction 4 zone hob
- Double oven
- Integrated extractor hood
- Floor tiling to the kitchen/dining room
- Space and plumbing for a washing machine
- Option to upgrade worktop to Silestone and include further appliances**

Electric & Heating

- White wall switches and sockets
- BT points in the living room, master bedroom and kitchen
- TV points in the living room, all bedrooms and kitchen
- Sky point in the living room
- Cat 6 connection points in the living room, master bedroom and kitchen
- Underfloor heating to the ground floor with radiator heating to the first floor powered by an air source heat pump
- Recessed satin chrome LED downlighters in wet rooms

Bathroom & En suite

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

External features

- Landscaping to the front of homes where applicable
- Paving and turfing to rear gardens
- Outside water tap
- Outside dusk to dawn sensor lighting to the front and rear or side^
- Garages with power and light^
- Car charging cable access^
- In roof solar PV panels

Energy Efficiency

- Thermostatically efficient air source heat pump central heating
- Dual flush mechanism to WC reducing water wastage
- Cavity wall insulation and mineral wool insulation to the roof space
- Low energy lighting fitted throughout

Security & Peace of Mind

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

Warranty

- Protected by a 10 year NHBC Buildmark Warranty