

GOWANS

4 BEDROOM SPECIFICATION

Kitchen

- Fully fitted Kitchen with integrated appliances #**
- Double Oven Built-in
- 900mm Cooker Hood
- 800mm induction Hob
- Induction Hob
- Dishwasher
- Fridge/Freezer
- Washing machine

Electric and heating

- Underfloor heating to ground floor and radiators to first.

Bathroom

- White Geberit sanitary ware with heated chrome towel rail to bathroom and en suite^
- Minoli wall and floor tiles**
- Full height tiling around shower cubicle, half height behind other sanitary ware
- Half height minoli tiling behind sanitaryware**
- All en-suite showers are thermostatic^
- Hair wash/rinse shower in bath

Flooring

- Tiles to kitchen/diners and wet rooms #**

- Carpets to all other rooms #**

External features

- Landscaping to the front of homes where applicable
- Paving and turfing to rear gardens
- Outside tap and electric socket
- Outside dusk to dawn sensor lighting to the front and rear or side^
- Fused spur for a car charging point^

Energy Efficiency

- 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 and Peace of mind

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

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