

# LOCK

## 3 BEDROOM SPECIFICATION

### Kitchen

- Fully fitted Kitchen with integrated appliances #\*\*
- Double oven under worktop
- 600mm Cooker Hood
- 600mm Induction Hob
- Fridge/Freezer
- Dishwasher
- Washing machine #\*\*
- Floor tiling to the kitchen/dining room /bathroom and WC #\*\*
- Carpet to all non-tiled areas #\*\*
- Option to upgrade worktop to Silestone

### 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 bath and shower cubicle, half height behind other sanitary ware
- Half height minoli tiling behind sanitaryware\*\*
- All en-suite showers are thermostatic
- Shower in bath

### 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