Fairfield House – December 2018

**KITCHEN & UTILITY**

* Contemporary gloss kitchen units
* Quartz worktops and upstand to kitchen
* Zanussi mid height double oven
* Zanussi gas hob with stainless steel splash back
* Zanussi integrated dishwasher
* Zanussi integrated fridge freezer
* Space for freestanding washer / dryer to utility
* Extractor hood
* Stainless steel 1½ bowl sink unit to kitchen
* LED spot lights and separate under cupboard feature lighting
* Ceramic floor tiling
* Laminate worktop to utility, with stainless steel sink

**BATHROOM, EN-SUITES & CLOAKROOM – UPGRADED SPECIFICATION**

* Master en-suite: Duravit sanitaryware, vanity unit, Grohe thermostatic shower, Twyford shower tray, screen and Hans Grohe tap
* Cloakroom: Duravit sanitaryware and Hans Grohe tap
* Family bathroom and Bedroom 2 en-suite to have elegant white suites from Twyford range, Twyford shower tray and screen, Grohe thermostatic showers, Bristan chrome fittings to sanitaryware
* Dual flush toilets to reduce water usage
* Chrome ladder style towel rail
* Ceramic full height wall tiling around bath and shower, half height tiling to other areas
* Ceramic floor tiling
* Chrome shaver / light point

**LIGHTING AND ELECTRICS**

* Chrome faceplates to Kitchen / dining areas
* Chrome light switches throughout
* White faceplates to all other rooms
* USB charging socket to kitchen / dining, living room and all bedrooms
* Energy efficient bulbs throughout
* Television points to living room, kitchen/dining and master bedroom, with provision for wall mounting (separate contract/dish required with Sky)
* Telephone points to kitchen / dining, living room, master bedroom
* Smoke detectors fitted to current regulations, heat detector to kitchen
* Plentiful double power points throughout
* External front and rear lights
* Wired for a wireless burglar alarm
* Optional burglar alarm

**DECORATIVE FINISHES**

* Elegant 2 panel part glazed anthracite grey entrance door
* Windows and patio doors in UPVC
* Chrome ironmongery
* Contemporary oak internal doors
* Wardrobes to master bedroom
* Smooth white ceilings throughout
* Light grey paint to living room, study, hall, stairs and landing with Crown Sail White to remaining rooms
* Deep skirting and architraves throughout

**FLOORING**

* Carpet and wooden floor coverings can be supplied from our select range as an additional option

**HEATING AND HOT WATER PROVISION**

* Energy efficient condensing gas boiler
* Pressurised hot water cylinder
* Thermostatically controlled radiators throughout
* Optional wood burning/gas stove from our select range

**GENERAL**

* NHBC 10 year warranty

**EXTERNAL**

* Garage with up and over garage door
* Turf to front, with associated planting and landscaping
* Turf to rear garden – NOW INCLUDED
* Outside tap
* Granite/Countryside edging to shingle drive area
* Patios and paths in natural sandstone

**SERVICES**

* Mains, electric, gas and water

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**Note all specifications are subject to change without notification. All options dependent upon stage of build process.**