

PIPPIN PLACE | GREAT KIMBLE | HP17 9AP

KITCHEN

- Contemporary kitchen units
- Zanussi double oven to Plot 2, 3, 4, 6, 8 and 9
- Zanussi single oven to Plot 1, 5 and 7
- Zanussi gas hob with splash back
- Integrated Zanussi dishwasher to Plot 2, 3, 4, 6, 8 & 9, Slimline dishwasher to Plot 1, 5 & 7
- Integrated Zanussi full height fridge freezer
- Integrated washing machine
- Extractor hood
- Stainless steel sink with mixer tap
- Chrome faceplates to electrical services
- LED spot lights and separate under cupboard feature lighting
- Laminate worktop and upstand
- Ceramic floor tiling

BATHROOM/EN-SUITE(S)

- Elegant white suite from Roca range
- Contemporary Bristan chrome tap to sanitary ware
- Concealed cistern, with chrome plate, dual flush toilet to reduce water usage
- Bath with bath shower mixer to bathroom
- Shower tray and screen to en-suite
- Bristan thermostatic shower with rain head shower to en-suite
- Vanity unit to bathroom
- Vanity unit to all en-suites
- Ceramic full height wall tiling around bath and shower, half height tiling to other areas
- Ceramic floor tiling
- Chrome ladder style towel rail
- Shaver light point or shaver socket

CLOAKROOM

- Vanity unit with basin
- Elegant wall hung WC from Roca Range
- Ceramic floor tiling

HEATING AND HOT WATER

- Energy efficient condensing gas boiler to Plot 2, 3, 4, 6, 8 and 9
- Energy efficient combination boiler to Plot 1, 5 and 7
- Pressurised hot water cylinder to Plot 2, 3, 4, 6, 8 and 9
- Underfloor heating to ground floor
- Thermostatically controlled radiators to first and second floor (Plot 6 and 8 only)

LIGHTING AND ELECTRICS

- Chrome light switch to rooms throughout
- Chrome faceplates to kitchen
- Plentiful double power points throughout
- USB charging socket to kitchen, living/dining room and all bedrooms to plots 1-3 and 5-9
- USB charging socket to kitchen, dining area, living room and all bedrooms to plot 4
- Energy efficient bulbs throughout
- Television point to living/dining room and master bedroom to plot 1, 5 and 7 (Separate contract/dish/aerial required with TV provider)
- Television point to dining/family room, master bedroom and bedroom 2 to plots 2-3 (Separate contract/dish/aerial required with TV provider)
- Television point to dining area, living room, master bedroom and bedroom 2 to plot 4 (Separate contract/dish/aerial required with TV provider)
- Television point to living/dining, master bedroom and bedroom 2 to plot 6, 8 and 9 (Separate contract/dish/aerial required with TV provider)
- Telephone point to living/dining room, master bedroom and bedroom 2 plot 1, 5 and 7
- Telephone point to living/dining area, and all bedrooms to plots 2-3
- Telephone point to living/dining room, and all bedrooms to plots 6, 8 and 9
- Telephone point to living room, master bedroom and bedroom 4 to plot 4
- Smoke detection fitted to current regulations, heat detector to kitchen
- External front porch light and rear light
- External socket to rear garden
- External electric car charging point

DECORATIVE FINISHES

- Windows and patio door - double glazed white UPVC
- Elegant 2 panel part glazed pebble grey entrance door
- Contemporary oak internal doors with chrome ironmongery
- Smooth white ceilings throughout
- Crown Grey Lace to property
- Deep skirting and architraves throughout
- Optional carpet and wooden floor coverings – at additional cost

EXTERNAL

- Patio and path in natural sandstone
- Turf to garden area
- Planting and landscaping
- Shed on suitable base
- Outside cold water tap
- Block paving to main drive, driveway/car parking space

GENERAL

- NHBC 10 year warranty
- Private access and communal areas to be maintained by Management Company

We cannot accept any liability for any errors or omissions, and we reserve the right to make changes without notice.

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