

# BERRY HILL PARK VIEW OUTLINE SPECIFICATION DRAFT

ELEANOR CHARLES  
HOMES

ITEM	ROOM	BRAND	SPECIFICATION
<b>FLOORING</b>	Bedrooms		Carpet
	Hall/Open Plan area/Utility		Tiles/Amtico
	Bathrooms		Partial Tiling
	Lounge/ Study area		Tiles/Amtico/Carpet
<b>APPLIANCES</b>	Kitchen/Utility	Bosch/Neff	Single oven
		Bosch/Neff	Oven/Microwave combo
		Bosch/Neff	Warming drawer
		Franke/Grohe/Quooker	Hot-tap
		CDA or equivalent	Wine cooler
		Bosch/Neff	Dishwasher
<b>WINDOWS</b>	All		Anthracite Aluminium frame
<b>EXTERNAL DOORS</b>	Aluminium/Glazed		
<b>INTERNAL DOORS</b>	Solid Core Oak		Oak finish.
<b>DOOR IRONMONGERY</b>	All		Brushed chrome.
<b>LIGHTING</b>	All		Concealed spots
	Kitchen		Pendants above island
	External		Up/Down wall lights around property
<b>SWITCHES/SOCKETRY</b>	All		Brushed chrome
	Bedrooms		USB points by beds
	Kitchen		Concealed USB/power point on island
	Living/Lounge/Snug/ Bedrooms		TV points
<b>NETWORKING/ AUTOMATION</b>	All		Cabling to be provided.
<b>BATHROOMS</b>			
	All	Porcelonosa/Laufen or equivalent	Toilets and concealed cistern with flush plates
	All	Porcelonosa/Laufen or equivalent	Sink
	All	Grohe or equivalent	Mixer tap
	Family bathroom	Porcelonosa/Laufen or equivalent	Sink, bath, shower and toilet
	Master en-suite	Porcelonosa/Laufen or equivalent	Sink, bath, shower and toilet
	En-suite	Porcelonosa/Laufen or equivalent	Sink, shower and toilet
	All		Vanity units under sinks
	All		Mirrors with lights
	All		Shaving point
	All		Wall mounted toilet roll holders/toilet brushes

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<b>WARDROBES/ DRESSING AREAS</b>			To be fitted in all bedrooms.
<b>HEATING</b>	Downstairs		Underfloor throughout (wet)
	Upstairs Bathrooms		Underfloor throughout (electric)
	Upstairs Landing and Bedrooms		Radiators
	All		Gas central heating
<b>GARDEN AREAS</b>	Lansdcaping		Turf to front and rear. Areas tbc
	Patios/Paths/Driveway		Slabs front and rear and walkways around the property. Exact areas tbc.
	Garden Fencing		Standard 1.8m fencing between plots. Railings to rear of park facing properties
	Electrical power		Electrical powerpoint to rear of property
	Electrical power		Cable perparation for rear and front lighting
	Water supply		External tap to be provided outside utility area
<b>SECURITY</b>	Alarm		High spec alarm system
	Front door		Video entry bell. Hard-wired
<b>STAIRS</b>			Oak hardwood with glass balustrade