

ITEM	ROOM	BRAND	SPECIFICATION
FLOORING	Bedrooms		Carpet
	Hall/Open Plan area/Utility		Tiles/Amtico
	Bathrooms		Tiles
	Lounge/ Study area		Tiles/Amtico/Carpet
APPLIANCES	Kitchen/Utility	Siemens/Bosch/Neff	Single oven
		Siemens/Bosch/Neff	Oven/Microwave combo
		Siemens/Bosch/Neff	Warming drawer
		Franke/Grohe/Quooker	Hot-tap
		CDA	Wine cooler
		Siemens/Bosch/Neff	Dishwasher
		Siemens/Bosch/Neff	Washing machine
		Siemens/Bosch/Neff	Dryer
WINDOWS	All		Aluminium frame
EXTERNAL DOORS	Aluminium/Glazed		
INTERNAL DOORS	Solid Core Oak		Oak finish.
DOOR IRONMONGERY	All		Brushed chrome.
LIGHTING	All		Concealed spots
	Kitchen		Pendants above island
	External		Up/Down wall lights around property
	Other garden lighting		Cable preparation
SWITCHES/SOCKETRY	All		Brushed chrome/Black screwless
	Bedrooms		USB points by beds
	Kitchen		Concealed USB/power point on island.
	Living/Lounge/Snug/Bedrooms		TV points
NETWORKING/AUTOMATION	All		Cabling to be provided.
BATHROOMS	All		Wetrooms with fountain head shower and handheld wall mounted shower head.
	All	Porcelonosa/Laufen or equivalent	Wall hung toilets and concealed cistern with flush plates
	All	Porcelonosa/Laufen or equivalent	Sink
	All	Grohe or equivalent	Mixer tap
	Jack and Jill Family	Porcelonosa/Laufen or equivalent	Bath
	Jack and Jill Family	Grohe or equivalent	Wall mounted filler mixer
	Master en-suite	Porcelonosa/Laufen/Grohe or equivalent	Double sink with two mixer taps
	Master en-suite	Porcelonosa/Laufen or equivalent	Standalone bath
	Master en-suite	Grohe or equivalent	Tap stand with shower mixer

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BATHROOMS	All		Vanity units under sinks
	All		Mirrors with lights
	All		Shaving point
	All		Wall mounted Toilet roll holders/toilet brushes
WARDROBES/ DRESSING AREAS			To be fitted in all bedrooms.
HEATING	Downstairs		Underfloor throughout (wet)
	Upstairs Bathrooms		Underfloor throughout (electric)
	Upstairs Landing and Bedrooms		Radiators
	All		Renewal. Distict or individual to be confirmed.
GARDEN AREAS	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.
	Paddock fencing		TBC.
	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.
SECURITY	Alarm		High spec alarm system.
	Front door		Video entry bell. Hard-wired.
STAIRS			Oak hardwood with glass balustrade.