

GOLD SPECIFICATION

The Churchill, The Corinthian, The Regency, The Gables



KITCHEN/UTILITY

- Stylish professionally designed fitted kitchen with a choice of laminate worktops and matching upstands, selected from an extensive range of finishes and styles* (Laminate worktops and upstands in utility room excluding Churchill*)
- Integrated breakfast bar (only on the Gables)
- UPVC French doors to kitchen leading to garden
- Bosch 4 burner gas or ceramic hob*
- Coloured glass splashback*
- Bosch single integrated ovens within tower unit
- Bosch Extractor hood with light
- AEG Integrated dishwasher
- AEG Integrated fridge freezer
- Single bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)
- LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Space and plumbing for a washing machine or washer drier in utility area. (Churchill benefits from an integrated washing machine)
- Soft-close drawers and doors including cutlery tray

BATHROOM, EN SUITE & CLOAKROOM

- Stylish sanitary ware with complementary chrome fittings
- Bespoke Vanity units to en suites and family bathroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en suites individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- 'P' shaped bath with shower and glass screen

ENVIRONMENT

- Traditionally constructed properties providing highly insulated homes, designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss
- 10 Year NHBC Warranty

SPACE & WATER HEATING

- High efficiency 'Ideal' gas boilers, with a pressurised water storage cylinder with immersion backup
- White radiators with individual thermostatic radiator valve controls

CONNECTIVITY/BROADBAND/SECURITY

- Burglar alarm system
- 'Fibre to the Home' fibre optic broadband connection to your individual home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from individual home hub to all individual data points
- Data points, TV points and USB charge points to all bedrooms, living room, kitchen or kitchen/dining/family room
- TV Aerial fitted with amplifier and distributor located within loft space
- Sky Q wiring provision to lounge

EXTERNALLY

- Composite front door with polished chrome door furniture
- White UPVC double glazed windows and rear/side external doors
- Black profiled guttering and downpipes
- White UPVC fascia, soffit and barge boards
- External wall lights (2x front & 1x rear)
- External driveway bollard light (excluding plot 3,4,5,20,21)
- Doorbell to front door
- External tap to rear garden
- Numeral plaque to front aspect
- Paved slabs to entrance paths and patios to rear
- Block paved driveway and extensive parking areas
- Cultivated turf to front and rear gardens
- Planting to front gardens (as site layout plan)
- Side access gate
- Feather edge fencing with concrete post and gravel board

INTERNAL FINISHES

- Choice of carpets throughout*
- Traditionally plastered walls and ceilings
- Walls finished with matt grey warm tone paint, with brilliant white smooth ceilings
- Woodwork finished in brilliant white Gloss
- Natural Oak handrail to staircase with white painted spindles
- Chrome electrical switches and sockets to kitchen at above kitchen work surface. White switches and sockets throughout the remainder of house
- Oak internal doors with high quality chrome ironmongery
- Wardrobe to master bedroom and Bed 2 (Excludes The Churchill) with shelf, hanging rail (The Churchill benefits from a dressing room)
- Bespoke fluted architrave with Ogee design skirting boards
- White UPVC windows and chrome ironmongery
- Access to loft with fitted ladder and loft light

GARAGE

- Large Detached single garage (full sized) (The Churchill & The Regency has an Integral garage)
- Black Weatherboarded (Excluding - The Churchill & The Regency)
- Black up and over doors
- Personnel door (UPVC)
- Power points and lighting
- Wiring provision for future electric car charging point

**Subject to reservation timing/build programme*

The specifications listed on this page are correct and as intended at the time of print. Please speak to the sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.

Each home built by Burfoot Homes Ltd is covered by the NHBC 10 year warranty. For details visit www.nhbc.co.uk

