


THE
Site plan



 SISKIN 2 BEDROOM HOME	 TEAL 4 BEDROOM HOME
 REDWING 3 BEDROOM HOME	 REDSHANK 4 BEDROOM HOME
 HERON¹ 3 BEDROOM HOME	 MOORHEN 4 BEDROOM HOME
 LAPWING² 3 BEDROOM HOME	 NIGHTINGALE 4 BEDROOM HOME
 SWALLOW 3 BEDROOM HOME	 AFFORDABLE HOUSING
 WAXWING 3 BEDROOM HOME	

¹ Each plot varies, please see sales for floorplans.
² Lapwing variation/semi-detached/detached. Plots 10, 46 and 48, please see sales for specifications and layout.

Specification*

Kitchen

- Units with colour choice and co-ordinated worktop
- Co-ordinated upstand with worktop 100mm high
- Stainless steel sink and drainer
- Stainless steel under oven
- Stainless steel double oven – eye level
- Stainless steel gas hob
- Stainless steel chimney hood
- Stainless steel splash back behind hob
- Integrated fridge/freezer (70/30)
- Plumbing for washing machine
- Plumbing for dishwasher where space permits¹

Cloakroom

- White sanitary ware and Bristan chrome taps
- WC with soft close toilet seat

Family Bathroom

- White sanitary ware
- WC with soft close seat
- Basin with Bristan chrome taps
- Wall tiling with min height of 1.2m to vanity basin unit & windowsill
- Chrome heated towel rail
- Full height tiling to bath area with shower and shower screen
- Chrome frame shower cubicle fully tiled
- Shaver point

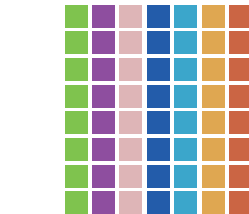
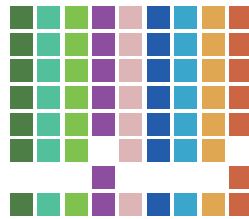
En suite

- White sanitary ware
- WC with soft close seat
- Basin with Bristan chrome taps
- Chrome frame shower cubicle fully tiled
- Thermostatic shower
- Wall tiling with min height of 1.2m to vanity basin unit & windowsill
- Chrome heated towel rail
- Shaver point

Heating

- Wet heating system – immersion heater to cylinder
- Gas fired boiler with cylinder
- Combi boiler
- Thermostatic valve to radiators
- Zoned heating to each floor with programmers²

SISKIN
REDWING
HERON
SWALLOW
WAXWING
TEAL
REDSHANK
MOORHEN
NIGHTINGALE



Electrical Fitments

- White sockets and switches
- TV socket to lounge + bed 1
- BT socket to lounge + bed 1
- Mains operated smoke alarm
- Door bell
- Electric light and socket to garage
- Lantern light by entrance and rear door
- Mechanical extraction to bath and en suite

Joinery

- White doors throughout
- Moulded skirting and architraves
- Stairs – oak handrail and spindles
- Stairs – oak handrail, white spindles

Ironmongery

- Brushed chrome lever handle

Windows and French Doors

- White UPVC double glazed French doors³
- White UPVC double glazed windows
- Composite entrance door and rear

Decoration

- Walls – natural hessian matt emulsion⁴
- Ceiling – smooth white matt emulsion

External

- Block paved driveway
- Turfing to front gardens/landscaping
- Timber rear fencing
- Patio area: 4 slabs to width of patio door
- Turf to rear
- Outside tap

¹ Heron III plot 49 is excluded.

² Subject to design.

³ Heron plot 6 is excluded.

⁴ Any change in colour will be at an additional cost.

SISKIN
REDWING
HERON
SWALLOW
WAXWING
TEAL
REDSHANK
MOORHEN
NIGHTINGALE



*Specifications are subject to change depending on design & build.