



Specification

	The Oak 4 bedroom detached house	The Beech 4 bedroom detached house	The Ash 3 bed detached house	The Willow 3 bedroom semi- detached house	The Elm 2 bedroom semi- detached house
Approx Gross Internal Floor Area excl garage	179sm 1925sq.ft	136sm 1466sq.ft	128sm 1370sq.ft	93sm 1001sq.ft	70sm 756sq.ft
Kitchen units from pre-selected range	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink with chrome Monobloc mixer tap to kitchens	✓	✓	✓	✓	✓
Utility units from pre-selected range	✓		✓		
Stainless steel single bowl sink with chrome Monobloc mixer tap to utility	✓		✓		
Bosch Integrated built in under oven					✓
Bosch Integrated built under double oven				✓	
Bosch Integrated electric ceramic hob	✓	✓	✓	✓	✓
Bosch Integrated built in combi oven/microwave	✓	✓	✓		
Bosch Integrated stainless steel/glass combination extractor hood	✓	✓	✓	✓	✓
Bosch Integrated dishwasher	✓	✓	✓	✓	
Bosch Integrated 50/50 fridge freezer	✓	✓	✓		✓
Bosch built under fridge & built under Freezer				✓	
Telephone point to lounge	✓	✓	✓	✓	✓
Telephone point to master bedroom	✓	✓	✓	✓	✓
TV point to lounge	✓	✓	✓	✓	✓
TV point to kitchen diner		✓	✓	✓	✓
TV point to family room	✓				
Telephone & TV points to study	✓				
TV point to all bedrooms	✓	✓	✓	✓	✓
Shaver point to bathroom	✓	✓	✓	✓	✓
Shaver point to ensuite/s	✓	✓	✓		
Security alarm system.	✓	✓	✓	✓	✓
External light to front & rear	✓	✓	✓	✓	✓
Two tone front door bell	✓	✓	✓	✓	✓
Recessed downlighters to kitchen	✓	✓	✓	✓	✓
Recessed downlighters to bathroom	✓	✓	✓	✓	✓
Recessed downlighters to ensuite/s	✓	✓	✓		





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Contemporary white sanitary ware with chrome fittings	✓	✓	✓	✓	✓
Bathroom half height tiled, with full height tiling to showers where fitted	✓	✓	✓	✓	✓
Ensuite/s half height tiled, with full height tiling to showers	✓	✓	✓		
Ground floor wc cloaks – one tile high splashback above wash hand basin	✓	✓	✓	✓	✓
Air source pump heating and hot water storage cylinder	✓	✓	✓	✓	✓
Underfloor heating to ground floors, radiators to first floors	✓	✓	✓	✓	✓
Chrome finished towel warmers to bathrooms.	✓	✓	✓	✓	✓
Chrome finished towel warmers to ensuite/s	✓	✓	✓		
Oak faced internal doors with satin anodised aluminium door furniture	✓	✓	✓	✓	✓
Painted moulded architraves and skirtings	✓	✓	✓	✓	✓
Painted staircase, with oak handrails		✓	✓	✓	✓
Oak staircase strings, newel post and handrails, with glass infill panels	✓				
High performance Upvc windows and French doors.	✓	✓	✓	✓	✓
Composite panelled external front entrance doors	✓	✓	✓	✓	✓
Low maintenance upvc fascia & soffits	✓	✓	✓	✓	✓
Single colour emulsion to walls and ceilings	✓	✓	✓	✓	✓
Block paved drive & private parking areas	✓	✓	✓	✓	✓
Paved patio area	✓	✓	✓	✓	✓
Single garage	✓	✓	✓		
Turfed garden and planting feature	✓	✓	✓	✓	✓
Various feature planting throughout the development	✓	✓	✓	✓	✓
Mains electric, water and BT	✓	✓	✓	✓	✓
LABC 10 year Build Warranty	✓	✓	✓	✓	✓

Estate Charge: An Estate Charge of £240 pa. will be levied upon each owner to cover maintenance of the road, on site drains and services, lighting, communal planted areas, insurance and professional management of the Management Company.

Floorcoverings: All doors are fitted with a 15mm clearance at the bottom to allow for purchasers own floor finishes. It is the purchaser's responsibility to ensure their chosen floor finishes are laid to suit this allowance.

Disclaimer: Washington Homes Limited pursues a policy of continuous improvement. Whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not constitute or form any part of a contract of sale.