



Specification

	The Alder 3 bedroom semi-detached house	The Alder (LCHO) 3 bedroom semi-detached house	The Alexander 3 bedroom detached bungalow	The Burdock 3 bedroom detached house	The Burnet 3 bedroom detached house	The Camphor 4 bedroom detached house	The Campion 3 bedroom detached house	The Clover 4 bedroom detached house	The Myrtle 3 bedroom link-detached house	The Sorrel 4 bedroom detached house	The Stonecrop 2 bedroom detached bungalow
Approx. Gross Internal Floor Area excl garage	82sm 882sq.ft	82sm 882sq.ft	106sm 1140sq.ft	122sm 1313sq.ft	110sm 1184sq.ft	128sm 1377sq.ft	104sm 1119sq.ft	140sm 1506sq.ft	82sm 883sq.ft	178sm 1915sq.ft	82sm 882sq.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 with chrome Monobloc mixer tap to utility			✓	✓		✓		✓	✓	✓	✓
Bosch integrated built-in single oven	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
Bosch integrated built under double oven					✓						
Choice of a Bosch integrated gas hob or 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lamona double oven, hob & extractor hood pack											
Telephone point to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Telephone point to hall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Telephone point to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to kitchen/diner area			✓	✓	✓	✓	✓	✓		✓	✓
TV point to all bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to ensuite/s			✓	✓	✓	✓	✓	✓	✓	✓	
Security alarm system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light to front	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light to rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front door bell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Recessed downlighters to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Recessed downlighters to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Recessed downlighters to ensuite/s			✓	✓	✓	✓	✓	✓		✓	
Contemporary white sanitary ware to bathroom, ensuite/s and wc cloaks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



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Bathroom half height tiled, with full height tiling to showers *	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ensuite/s half height tiled, with full height tiling to showers *			✓	✓	✓	✓	✓	✓		✓	
Ground floor wc cloaks - one tile high splashback above wash hand basin *	✓	✓		✓	✓	✓	✓	✓	✓	✓	
Bosch combination gas fired boiler	✓	✓							✓		✓
Bosch gas fired system boiler with unvented hot water storage tank			✓	✓	✓	✓	✓	✓		✓	
Chrome finished towel warmers to bathrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finished towel warmers to ensuite/s			✓	✓	✓	✓	✓	✓		✓	
Chrome finished towel warmers to ground floor wc cloaks	✓	✓		✓	✓	✓	✓	✓	✓	✓	
American oak faced internal doors with satin anodised aluminium door furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Painted internal doors with satin anodised aluminium door furniture											
Painted moulded architraves and skirtings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Painted staircase, with American oak handrails	✓	✓		✓	✓	✓	✓	✓	✓	✓	
Painted staircase and handrails											
High performance upvc windows and French doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Composite panelled external entrance doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low maintenance upvc fascia & soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Single colour emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Block paved drive	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paved path with gravel infill between path and house	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paved patio area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Single garage			✓	✓	✓	✓	✓	✓	✓		✓
Double garage										✓	
Turfed garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fenced and gated rear garden (unless mature hedgerow present)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Various feature planting throughout the development - refer to site landscaping plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains gas, electric, water, BT and drainage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

* Choice of tiles from pre-selected range

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.



Interior

KITCHEN / UTILITY

- Choice of selected designed kitchens
- Bosch integrated appliances being electric or gas hob, oven, microwave, canopy extractor hood, dishwasher and 50/50 fridge freezer*
- Choice of ceramic wall tiling from a selected range*
- 1½ stainless steel inset sink with mixer tap

BATHROOMS, ENSUITES AND CLOAKS

- 300mm high tiling to splash backs of wash hand basins in cloaks areas*
- Half height wall tiling to bathrooms and ensuites, with shower enclosure full height*
- White sanitary ware with chrome fittings

HEATING AND INSULATION

- Gas fired Bosch combi boiler central heating and hot water system with individual thermostats to all radiators*
- Gas fired Bosch system boiler with unvented hot water cylinder*
- Chrome plated tubular towel warmers to bathrooms, ensuites & cloaks wc

FINISHES

- All woodwork finished with white gloss
- Single colour emulsion wall finishes from a selected range
- White painted ceilings

ELECTRICAL FITTINGS

- BT points to the hall, lounge and master bedroom
- TV sockets to lounge, dining & all bedrooms—(aerial by homeowner)*
- Burglar alarm system
- Front door bell
- Shaver points to bathrooms & ensuites
- Kitchens, bathrooms and ensuites to be illuminated with recessed down lights

JOINERY

- American oak faced internal doors with satin anodised aluminium door furniture*
- Moulded architraves and skirtings
- Painted timber balusters & staircases with American oak handrails*

Exterior

FEATURES

- A variety of render, facing brick and cladding treatments to elevations.
- Paved paths and patio area with gravel infill between path and house.
- Block paved driveways.
- Mains gas, electric, water, BT and drainage.
- Fencing and gate to rear garden—unless mature hedgerow present

TRADITIONAL CONSTRUCTION

- External walls of cavity construction with a mixture of facing brickwork and external render finish, partial fill insulation.
- Tiled roofs with dry verge and ridge systems.
- Low maintenance UPVC fascia and soffits

DOORS AND JOINERY

- High performance UPVC double glazed windows & french doors
- High performance external composite door sets.
- Satin anodised aluminium door furniture.

ELECTRICAL

- Front and rear external door lights

GARDENS

- Turfed garden areas.
- Selective planning to front gardens as development landscaping plan*

LABC BUILDING GUARANTEES

- Every home carries a 10 year warranty against structural defect.

NOTES

Purchaser kitchen and wall tiling selection only applicable where house bought off plan and there is sufficient time left in the build programme to accommodate.

*Indicates that these items may vary on selected house types.

All doors are fitted with a 15mm clearance at the bottom to allow for floor finishes. It is the Buyers

responsibility to ensure floor finishes are laid to suite this allowance. Washington Estates Limited will require reimbursement for further adjustment if the floor finishes exceed the clearance allowance.

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