

Outright Sale Specification

External Features	I	R	W	A	A	R	C	B	E	C	A
Front and rear Garden turfed	●	●	●	●	●	●	●	●	●	●	●
External lighting to front and rear	●	●	●	●	●	●	●	●	●	●	●
Anthracite Grey UPVC glazed windows	●	●	●	●	●	●	●	●	●	●	●
Chrome door numbers and letter box	●	●	●	●	●	●	●	●	●	●	●
Fencing to garden perimeter with access gate	●	●	●	●	●	●	●	●	●	●	●
Paving to pathways and patio	●	●	●	●	●	●	●	●	●	●	●
Double driveway	●	●	●	●	●	●	●	●	●	●	●
Garage	●			●							
External electric socket	●	●	●	●	●	●	●	●	●	●	●
Wireless doorbell	●	●	●	●	●	●	●	●	●	●	●
Lockable cycle store	●	●	●	●	●	●	●	●	●	●	●

Electrical Features	I	R	W	A	A	R	C	B	E	C	A
Media plate to lounge	●	●	●	●	●	●	●	●	●	●	●
White pendant light fittings	●	●	●	●	●	●	●	●	●	●	●
White switches and sockets throughout	●	●	●	●	●	●	●	●	●	●	●
Wiring for TV aerial coiled in loft	●	●	●	●	●	●	●	●	●	●	●
External light to front and rear	●	●	●	●	●	●	●	●	●	●	●
TV and telephone point to master bedroom	●	●	●	●	●	●	●	●	●	●	●
Fused spur to lounge for potential fireplace	●	●	●	●	●	●	●	●	●	●	●

Internal Features	I	R	W	A	A	R	C	B	E	C	A
Walls finished with Timeless Matt Emulsion paint	●	●	●	●	●	●	●	●	●	●	●
Ceilings finished with Pure Brilliant White Matt Emulsion paint	●	●	●	●	●	●	●	●	●	●	●
5 panel white doors throughout with satin chrome handles	●	●	●	●	●	●	●	●	●	●	●
Satin painted pencil top skirting boards & architrave	●	●	●	●	●	●	●	●	●	●	●
White uPVC french doors to garden	●	●	●	●	●	●	●	●	●	●	●

Kitchen Features	I	R	W	A	A	R	C	B	E	C	A
Fully fitted Symphony kitchen in a superb range of colours and styles	●	●	●	●	●	●	●	●	●	●	●
Choice of Symphony laminate work tops with upstand	●	●	●	●	●	●	●	●	●	●	●
Integrated stainless steel electric oven and electric hob	●	●	●	●	●	●	●	●	●	●	●
Stainless steel & glass cooker hood	●	●	●	●	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●	●	●	●	●
Glass splash back behind hob, available in a range of colours	●	●	●	●	●	●	●	●	●	●	●
1 1/2 bowl stainless steel sink & drainer	●	●	●	●	●	●	●	●	●	●	●
Stainless steel mixer tap	●	●	●	●	●	●	●	●	●	●	●
Satin chrome spotlights	●	●	●	●	●	●	●	●	●	●	●
Space for fridge freezer and washing machine	●	●	●	●	●	●	●	●	●	●	●

Bathroom Features	I	R	W	A	A	R	C	B	E	C	A
Satin chrome spotlights	●	●	●	●	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●	●	●	●	●
White bathroom suite with glass shower screen	●	●	●	●	●	●	●	●	●	●	●
Thermostatic shower over bath		●			●			●		●	
Electric shower over bath	●	●	●	●	●	●	●	●	●	●	●
Range of contemporary Porcelanosa wall tiles in a selection of colours	●	●	●	●	●	●	●	●	●	●	●

En-Suite Features	I	R	W	A	A	R	C	B	E	C	A
Satin chrome spotlights	●	●	●	●	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●	●	●	●	●
Thermostatic shower with low profile shower tray and glass screen enclosure	●	●	●	●	●	●	●	●	●	●	●
Range of contemporary Porcelanosa wall tiles in a selection of colours	●	●	●	●	●	●	●	●	●	●	●

W.C Features	I	R	W	A	A	R	C	B	E	C	A
Satin chrome spotlights	●	●	●	●	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●	●	●	●	●
White dual flush toilet and sink basin	●	●	●	●	●	●	●	●	●	●	●
Porcelanosa Tiled splash back above sink	●	●	●	●	●	●	●	●	●	●	●

Security, Safety Features, Energy Efficiencies	I	R	W	A	A	R	C	B	E	C	A
Security locks to windows	●	●	●	●	●	●	●	●	●	●	●
Double Glazed Front Door with chrome handle and multi-point lock	●	●	●	●	●	●	●	●	●	●	●
Anthracite Grey UPVC rear door with chrome handle and multi-point lock					●						
Illuminated entrance to front and rear	●	●	●	●	●	●	●	●	●	●	●
Loft and exterior wall insulation	●	●	●	●	●	●	●	●	●	●	●
Gas central heating with high efficiency thermostatic radiator valves	●	●	●	●	●	●	●	●	●	●	●
Dual flush toilets	●	●	●	●	●	●	●	●	●	●	●
Mains fed smoke detector to hallway and landing	●	●	●	●	●	●	●	●	●	●	●

- A The Aspinall
- A The Adams
- C The Carson
- R The Roosevelt
- E The Ellisa
- W The Waterton
- C The Comstock
- I The Irwin
- R The Radford
- A The Attenborough
- B The Burroughs