

The Hedgerows Specification Details



Kitchens

- ◆ Luxury Fitted Kitchen with Choice of Finishes
- ◆ Choice of Worktops to Kitchen with Matching Upstands
- ◆ Stainless Steel Double Electric Oven, 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- ◆ Stainless Steel Single Electric Oven, 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood (Baird, Bell, Brancaster, Jenner, Nelson, Oakmere & Wren)
- ◆ Integrated Fridge Freezer (4 bed properties only)
- ◆ Inset Stainless Steel Sink
- ◆ Chrome Sockets and Switches to Kitchen (also to any adjoining open plan areas)

Bathrooms

- ◆ Roca Victoria Plus Sanitaryware in White
- ◆ Deva Brassware
- ◆ Methven Showers
- ◆ Bathroom and En-suites to be Half Tiled throughout with a Choice of Porcelanosa Wall Tiles
- ◆ Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles to Sanitaryware Walls (Baird, Bell, Brancaster, Jenner, Nelson, Oakmere & Wren)
- ◆ Chrome Heated Towel Rail to Main Bathroom and En-suites

Bedrooms

- ◆ Television Aerial Point to Master Bedroom
- ◆ Telephone Point to Master Bedroom

Heating System

- ◆ Gas Central Heating with High Efficiency Boiler and Panel Radiators

Other Internal Features

- ◆ All Ceilings to be Skim Finished and Painted White
- ◆ All Walls to be Skim Finished and Painted Soft Cream
- ◆ Chrome Effect Internal Door Furniture
- ◆ Television Aerial Point to Lounge
- ◆ Telephone Point to Lounge
- ◆ USB Sockets to Lounge, Kitchen, all Bedrooms and Study (where applicable)
- ◆ Fitted Security Alarm (excluding Garage)
- ◆ 1st Fix Wiring for Security Alarm (Baird, Bell, Brancaster, Jenner, Nelson, Oakmere & Wren)
- ◆ Ultrafast hard wire broadband*

External Features

- ◆ White PVCu Windows and White Side/Rear/French Doors
- ◆ Black Composite Front External Door and Black Rainwater Goods
- ◆ External Lights to Front and Rear
- ◆ Power and Lighting to all Integral and Detached Garages
- ◆ External Tap
- ◆ Gardens Landscaped to Front
- ◆ Gardens Rotivated to Rear
- ◆ 1.8m Close Boarded Divisional Fencing to Rear Garden

Warranties

- ◆ 10 Year NHBC Buildmark Warranty
- ◆ 2 Year Wainhomes Warranty

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*Meaning users can stream TV programmes to various rooms without relying on WiFi, thus receiving a better service. You could, depending on your choice of communications provider, benefit from speeds of up to 300Mbps enabling you to stream HDTV, play computer games and write emails simultaneously providing the best communications experience.



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