

PLATINUM SPECIFICATION

Kitchens

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Double Electric Oven, 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Dishwasher
- Integrated Fridge Freezer
- Inset Stainless Steel Sink
- Stainless Steel Sockets & Switches including Open Plan Areas (where applicable)
- LED Pelmet Lighting to Wall Units
- Downlights to Kitchen Area Only

Bathrooms

- Roca Victoria Plus/Debba Sanitaryware in White
- Hansgrohe Brassware
- Thermostatic Hansgrohe 'Tablet' Showers, Bath/Shower Mixers to En-suites and Bathrooms
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles from Wainhomes Tileflair Range
- Full Height Tiling to all Shower Enclosures
- Shaver Sockets to all Bathrooms and En-suites
- Chrome Heated Towel Rails to Bathroom and En-suite
- Downlights to all Wetrooms

Bedrooms

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Deta Data Point with CAT 6 Wiring to Master Bedroom

Heating System

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell "Smart" Thermostats

Other Internal Features

- All Ceilings Painted White
- All Walls Painted Cream
- White Stop Chamfered Newel Posts and Spindles
- Oak Handrail and Oak Flat Top Newel Caps
- Satin Nickel Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Deta Data Points with CAT 6 Wiring to Lounge and Family Room (where applicable)
- Hyperfast Fibre to the Premises Broadband
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Vertical 5 Panel Internal Doors Painted White
- Smoke Detectors
- Fitted Security Alarm with pet proof setting

External Features

- Cream/Cotswold Green PVCu Windows and French Doors/Bifold Doors (plot specific, please see Sales Executive)
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Integral and Detached Garages within the Plot Curtilage
- External Tap
- Turf to the Front Garden
- Rotavated Rear Garden
- 1.8m Close Boarded/Panel Divisional Fencing to Rear Garden

Warranties

- 10 Year NHBC Buildmark Warranty
- 2 Year Wainhomes Warranty

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