

Specification for *Roedeer Gardens*

KITCHEN

- Contemporary Symphony kitchens in a choice of finishes*
- Electric oven, gas hob and extractor hood in stainless steel finish
- Integrated fridge/freezer
- Stainless steel bowl and half sink
- Plumbing for washing machine
- Worktop upstands
- Glass splashback to hob area

BATHROOM

- Contemporary white sanitaryware
- Choice of Porcelanosa wall tiles to bathroom, ensuite and cloaks*
- Chrome heated towel rails to bathroom & ensuite
- Shower over bath (The Cornbrook only)

ELECTRICAL

- LED downlighters to kitchen and bathrooms
- Mains operated door bell
- USB sockets to master bedroom and kitchen
- Intruder alarm spur installed
- External lights to front and rear of the property
- Mains wired smoke alarm
- TV sockets to master bedroom and lounge
- BT sockets to master bedroom and lounge
- TV aerial installed in roof space

INTERNAL FEATURES

- Brilliant white finish to walls
- Brushed steel ironmongery to doors

EXTERNAL FEATURES

- Electrical car charging points
- Fully turfed gardens
- Full height fencing
- Outside tap
- Tarmac driveway
- Solar PV panels

GENERAL

- 10 year LABC new homes warranty
- Combination boiler



Symphony® PORCELANOSA

T&Cs: All particulars are for general guidance only purposes and we reserve the right to change the specification from time to time. In the instance we will seek to ensure the replacement is of comparable quality. Please review the full specification with the sales team.

Images of the properties used are CGIs and are for illustrative purposes only. Internal images are for illustrative purposes and may include items or features which do not reflect the interior or specification. Furniture, soft furnishings, wall coverings etc. are not part of standard specification.

***Subject to availability and build programme.**