# Specifications

High specification, with high quality fixtures, appliances and decoration throughout

## Kitchens and Utility Rooms



- *Symphony* New York High gloss doors in cashmere with integrated handles in houses 2, 6 – 12 and 14. *Symphony* Cranbrook shaker style in sage in houses 1, 3, 4 and 5.
- *Bosch* appliances including eye-level double oven, 4- or 5-ring gas hob (varies by plot), integrated microwave, integrated 30/70 fridge–freezer, dishwasher, washer–dryer, extractor, glass splashback and pelmet lighting. *Exact range of appliances may vary by plot.*
- Wine chiller in kitchen (houses 4, 5, 6, and 7) and freestanding washer–dryer in utility rooms of houses 8–11.
- Undermount sink set in quartz worktop in kitchen.
- 30mm quartz worktops and upstands in all houses
- Inset sink unit in laminate worktops in utility room.

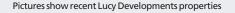Pictures show recent Lucy Developments properties

## Bathrooms and Ensuites



- *Hansgrohe* Eco Stat bath/shower filler in chrome with Hansgrohe Raindance shower head in main bathroom. *Euphoria* thermostatic shower in ensuites.
- *Vitra* gloss white vanity unit in bathroom and ensuite; *Vitra* shallow depth vanity unit in cloakrooms with Hansgrohe basin mixer.
- *Vitra* wall-hung WC with soft close lid in white
- *Porcelanosa* tiling in bathrooms and ensuites to be full height to bath and shower zones, and half height to WC and basin walls.
- *Porcelanosa* tiling in cloakrooms, half height to walls.
- Towel rails in chrome with valves and electric summer heating element.
- Timber effect *Karndean* flooring.

## Mechanical and Electrical



- *Worcester* or similar A+ efficiency condensing gas boiler and unvented cylinder supplying mains pressure to taps and showers.
- Conventional white radiators throughout with thermostatic and lock shield valves.
- Combination outlets to TV positions for power, TV, broadband and phone.  • USB socket in kitchen.
- Heat, smoke and $CO_2$ detection
- Downlights to kitchens, family rooms, wet rooms and hallways with pendants elsewhere.  • 5 amp lighting circuits to the living rooms.
- External lighting to individual external doors.
- *MK* electrical face plates.  • Alloy faceplates to visible sockets to kitchen and open breakfast room where applicable.
- Photovoltaic renewable energy feeding back to mains supply.
- Light and power in garages, with electronically opening garage door.
- Cable provision in garage for future installation of 30 amp car charging point.

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## Internal Fixtures and Fittings



- Square edged skirting and architrave.
- Painted internal doors with *Serozzetta* lever on rose furniture. Vertical plank design in houses 1, 2, 3, 5 and 7. Two square panel design in houses 4, 6, 8–12 and 14.

**Paint Colours**
- Wall colour – *Dulux* Romney Wool • Ceiling colour– *Dulux* White Vinyl Matt Emulsion • Wet areas – *Dulux* Diamond Eggshell and Brilliant White • Timber and trims – *Dulux* White Satinwood.

**Flooring**
- Engineered oak white washed floor boards throughout ground floor.
- *Karndean* flooring in bathrooms, ensuites and ground floor cloakroom.
- *Tomkinson* Twist Supreme carpet in natural colour to hallways, bedrooms, cupboards and stairs.
- Floor matting in front door mat well.

## External Finishes



- Rough cast render with natural slate roofs to houses 1, 4, 8 and 9.
- Rough cast render with natural stone front elevation and Cotswold roof slates to houses 2, 3, 5, 6, 7, 10, 11, 12 and 14.
- Timber cladding to front and rear of attached garages with roof to match the house; timber clad elevations to detached garages, with slate roofs.
- Sliding sash or casement timber windows.
- Cast stone window sills and heads to front and rear elevations.
- Aluminium and timber composite rooflights by *Velux*.
- *Marshalls* Saxon textured concrete paving to paths and patios.
- *Rowlawn* Medallion turf to front and rear gardens with planting beds and landscaping as per landscape layout.
- External tap and power point to rear or side elevation.
- *Marshall* paving in charcoal to permeable roads and parking areas.

## Peace of Mind



- Intruder alarms to ground floor only.
- 10-year *Premier* guarantee.

**premier** guarantee