



THE CYDEN DIFFERENCE MILL LANE

Kitchens

- Choice of kitchen cabinet including painted, handled or handleless high gloss doors (subject to build stage)
- Choice of kitchen counter-tops in laminate, wood or Silestone (subject to build stage)
- Utility counter-tops in laminate
- Neff stainless steel double oven (or two x single ovens dependent on housetype) with 5-burner gas hob, chimney hood and tiled or stainless steel splashback and integrated wine cooler
- Integrated fridge-freezer, dishwasher and washing machine (free-standing where in Utility Room)
- Choice of high quality porcelain Johnson floor tiles to Kitchen and Utility floor areas (subject to build stage)
- Down lighters to underside of wall cabinets
- LED downlighters to Kitchen ceiling
- Stainless steel under-counter mounted sinks with stainless steel flexi-hose tap to kitchen
- Choice of resin-bonded granite single and a half bowl or stainless steel sink with drainer to utility rooms (subject to build stage)

Cloakrooms, Bathrooms & En Suites

- Contemporary styled Ideal Standard white sanitary ware with chrome taps & shower heads
- Under basin vanity units to bathroom and en suites (excluding cloakrooms)
- Feature backlit wall-mounted vanity mirror to En Suite(s) (dependent on housetype)
- En Suite showers with chrome thermostatic shower with dual shower heads (rainwater and hair rinse), full height wall tiling in cubicle, silver-framed shower doors and 900mm (minimum) low step acrylic-faced resin stone shower tray
- LED downlighters to all bathrooms and en suite(s)
- Choice of high quality Johnson's ceramic wall tiles to Bathroom & En Suite walls, half-tiled to sanitaryware walls, Cloakrooms to have a choice of splashback tiling (subject to build stage)
- Contemporary heated ladder towel rails to Bathroom, En Suite(s) and cloakrooms
- Baths with thermostatic bath-shower mixer, full wall tiling in the bath/shower area and glass shower screen

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Central Heating & Hot Water

- Ground Floor underfloor heating system
- Mains pressure hot water system
- A-rated high efficiency boilers with zoned thermostat for flexible living

General

- Oak veneered doors to ground floor and first floor internal doors
- Bi-fold doors to ground floor rear on most homes (please check working drawings for details)
- Electronically-operated garage doors (excluding any 'rear' garage door/s)
- Walls, skirting & architraves in contemporary paint colour schemes
- Choice of sliding wardrobes (glass or mirror designs) with shelf & rail to Master Bedroom (subject to build stage) with lighting (either to the ceiling immediately in front of the wardrobe or built-in to pelmet (housetype specific)
- Electronic security alarm system and external lighting to front and rear elevations
- GRP composite front doors with 5 point locking system
- Feature Drive-set paved driveways
- Landscaped front gardens and seeded rear gardens
- Outside tap with non-return valve (see working drawings for location)
- LABC ten year new home warranty
- Patio area with natural stone patio slabs
- Brushed chrome sockets and switches (not vent controls) above 900mm off floor, white finish below, on ground floor. White plastic sockets and switches to first floor rooms
- Log burner to Home 1
- Turfed / landscaped front gardens and seeded rear gardens

Specifications are housetype / plot dependent and may be subject to change.

Specification Date: 22 11 18

