

SPECIFICATION

THE GROVE

ON SUMMER LANE



KITCHENS			S	U
SHAKER STYLE	Langdale Range	Grained Fern Green	●	
		Grained Harbour Grey	●	
		Grained Hessian	●	
		Grained Indigo	●	
		Grained Providence Blue	●	
Laura Ashley	Painted units		●	
WORKTOP	Quartz inc splashback & window cill		●	
	Granite inc splashback & window cill			●
<i>Utility units & worktops to match kitchen choices</i>				
APPLIANCES	AEG built in double oven - s/steel		●	
	AEG 60cm chimney hood - s/steel		●	
	AEG fully integrated dishwasher		●	
	AEG 60cm induction hob		●	
	AEG integrated fridge freezer 70/30		●	
	AEG washing machine			●
	AEG tumble dryer			●
	Quooker tap		●	
	Insinkerator			●
Wine cooler			●	
ELECTRICAL <small>(Please refer to the electrical layout)</small>			S	U
KITCHEN LIGHTING	Feature lighting to wall units & underside of worktops		●	
	White downlights - as per electrical layout		●	
	Polished chrome downlights			●
	Brushed chrome downlights			●
SWITCHES	White		●	
	Brushed chrome			●
	Polished chrome			●
SOCKETS	Additional single sockets			●
	Additional double sockets			●
<i>Position to be confirmed with sales consultant</i>				
SHAVER SOCKET	As per electrical layout - additional available as an upgrade		●	●
CAT 6 DATA SOCKET	As per electrical layout - additional available as an upgrade		●	●
ADDITIONAL PHONE POINTS				●

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ADDITIONAL FUSED SPUR				●
PENDANT LIGHTING	Hall, Living Room, Landing, Bedrooms		●	
DOWNLIGHTS	Kitchen, Utility, WC, En-suite, Bathroom		●	
ADDITIONAL DOWNLIGHTS				●
GARAGE POWER & LIGHTING			●	
EXTERNAL SOCKETS				●
FLOORING			S	U
OPEN PLAN KITCHEN AREA	Large format porcelain tiling		●	
HALLWAY	Large format porcelain tiling		●	
WC	Large format porcelain tiling		●	
STAIRS, LANDING	Cormar Carpets			●
LIVING ROOM	Cormar Carpets			●
STUDY / PLAY ROOM / SNUG	Cormar Carpets			●
BEDROOMS	Cormar Carpets			●
BATHROOM	Large format porcelain tiling		●	
EN SUITES	Large format porcelain tiling		●	
BATHROOMS			S	U
BATHROOM / EN SUITES / W.C	Ideal Standard - La Dolce range		●	
	Vanity units		●	
	Low profile shower trays		●	
	Electric underfloor heating			●
	Wall tiling full height to wet areas	Large format porcelain tiling	●	
Wall tiling 1/2 height	Large format porcelain tiling	●		
HEATING			S	U
HEATING	Wi-Fi thermostat		●	
	Air Source Heat Pump - Vaillant		●	
	Underfloor heating Ground Floor		●	
	Myson radiators First Floor (Select Compact)		●	
	Towel radiators as per heating design		●	
DOORS & WINDOWS			S	U
FRONT DOOR	UPVC double glazed composite door, Agate Grey		●	
REAR DOOR	UPVC double glazed composite door, White		●	
BI-FOLD	Aluminium 3 pane bi-folds		●	

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DOORS & WINDOWS		S	U
WINDOWS	Double glazed, flush sash windows - Agate Grey exterior, White interior	●	
GARAGE DOORS	Garador Salisbury garage doors in Agate Grey	●	
	Electric remote control doors		●
INTERNAL DOORS	2 panel white door with contemporary handles	●	
	Oak door		●
SECURITY		S	U
SECURITY	Wired burglar alarm system		●
	Wireless burglar alarm system		●
WARDROBES		S	U
WARDROBES	Bed 1	Hammonds collection	●
	Bed 2	Hammonds collection	●
	Bed 3	Hammonds collection	●
	Bed 4	Hammonds collection	●
	Dressing Room	Hammonds collection	●
GENERAL		S	U
PAINT	White painted walls & ceilings	●	
INTERNET	Fibre ready connection	●	
SKIRTING & ARCHITRAVE	Feature height 168mm skirting throughout	●	
STAIRCASE	Redwood strings, newels, base rail & infill. Caps in Ash	●	
LOFT HATCH	Hatches include ladders	●	
LANDSCAPING	Landscaped front gardens	●	
	Front garden turf	●	
	Rear garden turf	●	
TARMAC / BLOCK PAVED DRIVES	Please refer to the externals plan	●	
SLABBED PATIO	Please refer to the externals plan	●	
TIMBER GATE TO REAR GARDEN	Please refer to the externals plan	●	
CLOSEBOARD FENCING	Please refer to the externals plan	●	
EXTERNAL LIGHT TO FRONT & REAR OF PROPERTY		●	
EXTERNAL TAP		●	
EXTERNAL CAR CHARGING POINT		●	
GLOBAL HOME STRUCTURAL WARRANTY COVER (10 YEARS)		●	

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