



Specification

Exterior

- Roof - natural slate. Insulated to a high standard
- Walls - part natural slate hanging and part cedar board cladding procured from a sustainable source and allowed to fade naturally. Insulated to a high standard
- Black uPVC half round rainwater gutters with continuous leaf guards and black downpipes
- Cedar boarding to underside of roof over balcony
- Balcony - stained timber handrail, glass panel inserts, cedar clad fascia and timber decking floor. Balcony supported by substantial Glulam columns
- Windows - uPVC top hung double glazed windows with gun metal grey frames
- Doors - matching uPVC double glazed French windows with triangular vision panel at high level and door leading out to balcony. Custom built hardwood front door incorporating a toughened glass vision panel and Vingcard door locking system
- External light to entrance porch

Interior

- Doors - solid core, flush finish and painted. Contemporary stainless steel handles
- Walls - skimmed plasterboard with emulsion paint finish with accent colour to wall in lounge and master bedroom
- Ceilings - skimmed plasterboard with emulsion paint finish. Feature cedar boarding to full extent of vaulted ceiling in lounge area, incorporating concealed track lighting and directional spotlights
- Oak handrail to stairs supported by brushed stainless steel brackets
- Hardwood capping to half height walls
- High quality carpets and underlay to lounge, bedrooms and stairs
- 'Expona - wood collection' vinyl strip flooring by Polyflor to kitchen, dining area and hall. Recessed Coral Brush matting to entrance lobby
- Built-in wardrobes to bedrooms two and three in the 3-bed homes, with hanging rail and shelf
- Built-in storage cupboard to first floor with twin doors

Kitchen

- Stylish quality floor and wall units, finished with high-gloss doors and drawer fronts. Stainless steel handles
- 30mm black polished granite worktop with chamfered edges, incorporating grooved drainer, stainless steel under slung sink and stainless steel mixer tap
- Range of built-in appliances including: AEG 'A' rated oven and ceramic hob, Electrolux stainless steel filter hood vented to the outside, eye level AEG microwave, Neff 'A' rated dishwasher, Electrolux 'A' rated separate fridge and freezer and Electrolux automatic combined washing machine/dryer

Bathrooms

- En suite bathroom 2-bed home - fully tiled shower with dual control mixer valve, vanity basin set on hardwood frame with solid surface surround and shelf built under, floor mounted w/c with concealed cistern and soft closing seat
- En suite bathroom 3-bed home - pressed steel bath with shower over and glass shower screen, vanity basin with solid surface surround and hardwood slatted shelf built under, floor mounted w/c with concealed cistern and soft closing seat
- Family bathroom, both home types - pressed steel bath, fully tiled separate shower with dual control mixer valve (1200mm x 800mm shower tray in 3-bed home), vanity basin set on hardwood frame with solid surface surround and shelf built under, floor mounted w/c with concealed cistern and soft closing seat
- Thermostatically controlled chromium plated heated towel rails to all bathrooms
- Accessories to all bathrooms including robe hooks, toilet roll holder, toilet brush and holder
- Fitted mirrors extending to the full width of vanity unit and to the ceiling height
- Range of recessed down lighters and shaver socket to all bathrooms
- Porcelain tiles to floor and skirting



Heating, hot water and ventilation

- Wall mounted thermostatically controlled slimline electric heaters controlled by an intelligent system programmer, providing two zone control for living and bedroom area. Can be customised for each day of the week
- Individual water and electric meters connected to each home
- Freestanding contemporary wood burning stove in the living area set on dressed slate hearth. Matching double insulated flue. Stoves available as an optional extra
- Unvented, mains fed cold water pressurised system
- Factory insulated hot water cylinder fitted with twin immersion heaters
- Mechanically operated extractor fans to family bathroom and en suite bathroom

Power and communications

- Lighting – a blend of down lighters, spotlights, wall lights and table lamps throughout. Dimmer switches to the dining/lounge area, switched in groups to allow the level and mood of lighting to be set. Recessed floor washing lights to main stairs. Master bedrooms with dimmer switches for the main room lighting. Other bedrooms fitted with switches to allow lighting control at the bedheads. Under cupboard lighting in kitchen
- Vingcard energy control unit to allow maximum energy efficiency in each home
- Cable TV connections to living area and master bedroom
- Telephone and data points installed in the first floor living area and master bedroom. In addition, there is Wi-Fi coverage in each home
- Flat screen televisions to the lounge and master bedroom
- A comprehensive range of double power points

Storage

- External hazel wattle-walled storage enclosure with lockable door, for bins, bikes, etc

Security

- Mains connected smoke and heat detectors
- A full security system comprising door contacts, PIR detection and keypad control panel, installed in accordance with NACOSS recommendations
- Vingcard door entry system

Warranty

- Each Woodland Home will be sold with the benefit of a 10 year warranty provided by Zurich Building Guarantee, a leading provider of new home warranty insurance. Their representative has carried out regular site visits during the build programme

Notice to buyers

- The developer reserves the right to vary the specification from that shown above

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