

# LABURNUM GARDENS

## Phase 3

### Specification

- ◇ Stylish, quality manufactured kitchen units with choice of finishes to both doors and worktops. Stainless steel under-worktop fan ovens with matching gas or electric hob and chimney style cooker hood. Integrated fridge-freezer, washing machine and dishwasher. A range of wall tiling above worktops and concealed lighting under wall units will be included to complete these outstanding kitchens.
- ◇ Good quality white suites to bathroom, en-suite and cloakrooms. As the area to be tiled will vary between house styles, please refer to sales consultant.
- ◇ All window frames, front and rear door will be white uPVC and double glazed. The patio doors and fascia boards will also be white uPVC.
  - ◇ Wardrobes will have sliding mirror doors with white frames.
- ◇ All ceilings will be smooth finish, with coving to Lounge, Dining Room, Hall and Landing. Stairs have turned spindled balustrades and stringers in gloss white paint finish. Internal doors and woodwork are painted white gloss and the walls are finished with emulsion, coloured soft cream.
- ◇ Stainless Steel or Chrome light fitting to Kitchen ceiling. Coach light to front door, external light to rear door and patio door.
  - ◇ Gas central heating is supplied by a gas boiler and thermostatically controlled radiators.
  - ◇ Mains operated smoke detectors with battery backup are installed at ground and upper floor level.
    - ◇ Telephone and television points are provided to lounge and all bedrooms.
- ◇ The external finishing to the detached properties will be of buff and red coloured facing brick. All drive-ways and parking areas will be block paved.
- ◇ All front gardens to be turfed, and rear gardens levelled and topsoiled. Rotary driers to all rear gardens. Rear fencing will be a mixture of 1.8m high and 1.0m high depending on location.
  - ◇ All attached and integral garages will have light and power point.
  - ◇ All properties have the benefit of a 10 year NHBC warranty.

