



The Orchard - Standard Specification

Kitchen / Utility	Standard
Choice of kitchen units from standard range* Washing machine space 600mm wide Fridge space 600mm wide Dishwasher space (600mm or 450mm wide, plot specific***)	✓
Round edged worktops & upstands	✓
Stainless steel oven	✓
Stainless steel gas hob with stainless steel splashback	✓
Integrated extractor hood	✓
Stainless steel single bowl sink with splashback	✓
Integrated boiler housing	✓
Solar panels fitted to roof (See working drawing of orientation***)	✓

General	Standard
White sockets and switches	✓
Pre-finished white timber internal doors with polished chrome ironmongery	✓
Landscaped front garden (as per working drawings***), Rotovated rear garden	✓
Fencing to rear (as per the working drawings plot specific***) Post and rail plot dividing fence	✓
Flagged patio area (please see working drawings for location**)	✓
UPVC double glazed windows / UPVC double glazed french door (house type specific, please refer to working drawings**)	✓
Programmable gas central heating system with thermostatic radiator valves (high efficiency)	✓
Front door bell	✓
External PIR lights front and rear	✓
TV aerial and BT sockets to lounge	✓

Bathroom / En-suite	Standard
Fitted white sanitaryware	✓
Choice of wall tiles with corresponding PVC trim* (amount of tiling house type specific, refer to working drawings**)	✓
If the house type has an en-suite, 150mm tiles will be fitted around the edge of the bath, with a hand held shower	✓
If the house type has no en-suite, a thermostatic shower will be fitted over the bath with full height tiling and glass shower screen	✓
Moisture resistant white opal light fitting to bathroom / en-suite	✓
Extractor fan to bathroom / en-suite**	✓

Safety & Security	Standard
Security latches to windows except fire egress	✓
Mains fed smoke detectors to hall and landing	✓
Carbon Monoxide detector	✓

Superb range of specification extras available.
Please ask for more details.

Decoration	Standard
Almond White painted walls and ceilings	✓