

## SPECIFICATION

### KITCHENS

- Contemporary matt finish handleless kitchens
- Composite stone worktops with upstands
- Island unit (Plots 3 & 4 only)
- Bosch induction hob
- Bosch built in oven
- Bosch integrated microwave (Plots 3 & 4 only)
- Integrated fridge freezer
- Integrated dishwasher

### BATHROOM/EN-SUITE

- Villeroy & Boch (or similar) sanitary ware
- Vanity units
- Gunmetal brassware
- Thermostatic showers
- Porcelanosa ceramic floor and wall tiles
- Electric heated towel rails

### INTERNAL FIXTURES & FITTINGS

- Fitted wardrobes to main bedroom
- Utility room with plumbing for washing machine
- Double glazed windows
- Patio doors to garden
- Karndean Flooring to kitchen/living room and hallways

### HEATING & ELECTRICAL

- Air source heat pumps
- Underfloor heating throughout
- Electric heated towel rails to bathrooms
- Mains operated smoke detectors
- Burglar Alarms
- Multi room TV with points to lounge and all bedrooms
- Broadband capability

### EXTERNAL FEATURES

- Multipoint locking front door and spyhole
- Two private parking spaces with electric car charging point
- Garden with patio and exterior lighting to front and rear

All details maybe subject to change.

Example images of a previous Kempton Homes development