



# SAXON BROOK

SPECIFICATION



 REDROW



## Bathroom & Cloakroom Features

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### **Bathroom, En-suite & Cloakroom Styles**

Arc by Sottini.

### **Shower to En-suite (where applicable)**

**Shower Valve** Aqualisa Thermostatic bar valve.

**Shower Tray** Acrylic capped low profile shower tray with concealed waste and upstands to all four sides.

**Shower Screen to enclosure** Please refer to drawings to confirm door style (pivot, bi-fold or screen).

### **Brassware**

**Basin** Tesino monoblock tap with single lever control complete with click plug waste.

**Bath** Tesino single lever bath filler complete with click plug waste.

**Shower over Bath** Shower valve and screen to be provided above the bath where there is no separate shower enclosure within the bathroom. Aqualisa bar valve above bath with Ideal Standard Connect Radius screen.

**Bath** Tesino bath with bath panel.

### **Bathroom & Cloakroom Wall Tiles & Features**

Areas as indicated on drawings, see Sales Consultant for more details. Wall tile choices available. Mirror to be fitted above the bathroom & en-suite washbasins (where applicable). Please refer to drawings for confirmation.

**Towel Warmer** Towel warmer in chrome effect finish to bathroom and en-suite.

**Shaver Socket** Located in the bathroom and en-suite(s), finish to match electrical plates.

**Soft Close Toilet Seat**

## Exterior Features

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**Fascia & Soffit** 'Square' uPVC fascia and vented soffit board in white profile.

**Rainwater System** Rainwater gutters and down pipes in black finish.

**Windows** Sealed double glazed uPVC windows in white finish with enhancement of dummy casements to front elevations as indicated on house type drawings.

### **External Doors**

**Front** GRP pre-finished door with patterned glass. Style of door all as indicated on house plan, finished in a solid colour externally & white finish internally.

**Rear** Steel door with patterned glass. Finish internally and externally to be white complete with black Japanned lever handle externally and chrome handle internally.

**Patio Door** French uPVC

**Security** Multi point locking system to front & rear doors of house.

**House Numeral** Colour to match front door plaque.

**Door Bell** Black bell push with transformer.

### **External Lights**

**Front** Lantern to front entrance, (houses with canopy over front entrance will have energy efficient recessed downlight fitted in lieu of).

### **Garage**

**Door** Steel up & over with window panels to top.

Door finish to be painted to match front door colour.

**Light and Power** (Where applicable) Please see Sales Consultant for more details.

**Patio / Pathways** Buff Riven flags as indicated on drawing.

**Driveway** Tarmac drive (or as external works layout).

### **External Fencing**

**Sides** Clad timber vertical boarding 1.8m high

**Rear** Clad timber vertical boarding 1.8m high (plot specific)

**Gate** 1.8m high timber gate

### **Garden**

**Front** Quality turf to front garden.

Refer to layout for landscaping details.

**Rear** Topsoil laid across the garden.

# Interior Features

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**Walls** Dulux off-white emulsion paint finish.

## Internal Doors

Cambridge internal moulded door finished in satin white paint finish.

**Internal Door Furniture** Available in polished chrome or satin nickel.

**Architrave** Torus profile MDF, satin white paint finish.

**Skirting boards** Torus profile MDF, to match architrave.

## Staircase

Square plain spindles with square newels in satin white paint finish, complete with light ash handrails and newel caps with ball, finished with a clear lacquer.

**Ceilings** Dulux white emulsion paint decoration.

## Central Heating

Heat Interface Unit (HIU) providing mains pressure hot water and central heating will be fitted to all houses in lieu of a traditional boiler. This sustainable form of heating your home and hot water is controllable by a programmer and thermostats. Please refer to drawing for location.

**Radiators** Myson round top radiators.

## Wardrobes to Bedroom 1

A range of quality styles are available. Please see Sales Consultant for more details and to confirm availability of hinged or sliding option.

## Phone Point

Range of fittings with finish to match electrical accessories. Please refer to drawing for location(s).

**USB Point** Located in kitchen.

## TV Point

Range of fittings, finish to match electrical accessories in room located as follows: 1 in lounge, 1 in bedroom 1 and 1 in kitchen/dining/family room.

## Electrical Sockets / Switch Plates

Ultimate low profile white electrical switch and socket plates.

## Lighting

Pendant and batten lighting points.

## Consumer Unit

Mounted British General consumer unit to be fitted in all utility rooms and garages. Semi recessed British General consumer unit to be fitted in all other areas. Please refer to drawing for location.

## Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for a battery back up in the event of a power cut.

# Kitchen & Utility Features

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## Kitchen Styles

A range of quality kitchen styles are available. Please see Sales Consultant for more details.

## Work Surfaces

A range of quality work surfaces are available. Please see Sales Consultant for more details.

## Upstand

95mm high matching upstand above worktops with stainless steel splashback behind hob.

## Under Unit Lighting

LED downlights provided where shown on kitchen layout.

## Sink

**Kitchen** Stainless steel 1½ bowl sink with chrome mixer tap.

**Utility** (Where applicable) Stainless steel single bowl with chrome mixer tap.

## Appliances

60cm hob

60cm chimney extract

Integrated fridge freezer

Double oven



## O P T I O N A L C U S T O M E R U P G R A D E S

### Interior Features

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**Electrical Sockets / Switch Plates** Polished or brushed chrome effect finish electrical accessories on floor(s) selected by purchaser.

**Phone Point** Additional points offered as customer upgrade. Please see Sales Consultant for more detail.

**Media Plates** Additional points offered as customer upgrade. Please see Sales Consultant for more details.

**Ethernet Point** Additional points offered as customer upgrade. Please see Sales Consultant for more details.

**Single / Double / Fused Spur Point** Additional points offered as customer upgrade. Please see Sales Consultant for more details.

**TV Point** Additional points offered as customer upgrade. Please see Sales Consultant for more details.

**Socket & Trunking** To accommodate a wall mounted TV. Please see Sales Consultant for more details.

**Fireplaces** Electrical fires with limestone surrounds are available. Please see Sales Consultant for more details.

**Carpets / Tiles / Vinyls** Choices available. Please see Sales Consultant for more details.

**Wardrobes to all other bedrooms** A range of quality styles are available. Please see Sales Consultant for more details and to confirm availability of hinged or sliding options.

**Bedroom Furniture** Please see Sales Consultant for range.

**Lighting** Range of decorative light fittings

### Kitchen & Utility Features

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**Kitchen Styles** A range of quality upgrade kitchen units are available.

**Work Surfaces** A choice of Granite or Silestone worktops, upstands, splashback and window cills.

**Splashback** Black splashback glass available.

**Flooring** Please see range of ceramic kitchen floor tiles and vinyl in Sales Office.

**Appliances**  
Induction hob. Please see Sales Consultant for more details.  
Free-standing washing machine  
Free-standing tumble dryer  
Integrated dishwasher  
Appliance packages. Please see Sales Consultant for more details.

**Accessories**  
Eco waste separation  
Waste disposal unit  
Filter tap  
Hot water tap

**Downlights** Brushed or polished chrome finish to kitchen area and utility where applicable.

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Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.

## OPTIONAL CUSTOMER UPGRADES

### Exterior Features

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**Patio Doors** uPVC Bi-fold Terrace door, dimension of opening all as indicated on design drawing.

#### Garages

**Remote Control** To garage door

**Personnel Door** To detached garages.

**Internal Personnel Door** To integral garages

#### Electrical Vehicle Charger

**Burglar Alarm** Alarm system with PIRs, located as shown on drawings.

#### Security Light & Camera

#### TV Aerial

**Paving** Patio extension.

#### Turf & Tap

**Lighting** Rear external bulkhead light.

#### External Powerpoint

#### Garden Accessories

Water butt

### Bathroom & Cloakroom Features

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#### Bathroom, En-suite and Cloakroom style

Sottini Iscara Sanitaryware.

#### Floor Finishes to Bathroom, Cloakroom & En-suite

Ceramic floor tiles / vinyl. Please see Sales Consultant for more details.

**Shower Valve** Aqualisa Thermostatic built in valve upgrade available. Please see Sales Consultant for more details.

**Shower Screen** Synergy screen available.

**Bathroom Furniture** Roper Rhodes cabinets. Please see Sales Consultant for colours.

**Downlights** Brushed or polished chrome finish to wetrooms. Refer to drawings for location.

#### Accessories

Chrome toilet roll holders.

Mirrored cabinets, choices available please speak to Sales Consultant for details.



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