



EXTERIOR FEATURES

External Lights

Front Low Energy lantern to front entrance with solar sensor.

Door Bell Black finish bell push with transformer.

Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and bathroom windows. French windows to be fitted where indicated on drawings.

External Doors

Front

GRP door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Please refer to the External Finishing Schedule to confirm the external finish selected for each property.

Door complete with lever handle furniture, sleeved letterplate, viewer and door chain.

Rear

GRP door with patterned glass. Style of door to be as per house plan and finished internally and externally in white. Frame to be uPVC.

Security

Multi point locking system to front and rear doors of house.

House Numeral

House number to front of property on numeral plaque to match the colour of the front door, except when white then numeral to be black.

Garage Door

Ikley style steel up and over with window panels to top finish to match front door colour.

Power

Detached Double socket point and lighting pendant.

Integral Double socket point and lighting pendant.

Paving

Pressed concrete flags as indicated on drawing.

Driveway

Please refer to drawing for driveway finish.

External Fencing

Rear Vertical boarding 1.8m high.

Please see Sales Consultant for specific plot details.

Sides 0.75m post and rail fence.

Please see Sales Consultant for specific plot details.

Turfing

Front

Good standard turfing to front garden. Refer to layout for landscaping details. Please see Sales Consultant for specific plot details.

Rear

Topsoil in accord with NHBC requirements.



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The Avenue

SPECIFICATION

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KITCHEN & UTILITY FEATURES

Kitchen Styles

Moore's Kitchens. A range of quality kitchen styles available. Please see My Redrow or Sales Consultant for further details.

Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details. Splashback in stainless steel.

Upstand

100mm high matching upstand to match worktops.

Sink

Kitchen Stainless steel one and a half bowl sink, with 'Monza' tap. Utility (Where applicable) stainless steel single bowl with chrome mixer tap.

Appliances

AEG Gas Hob 60cm
AEG double oven
Electrolux 60cm chimney style extract
Zanussi fridge/freezer
Double socket with USB to kitchen area



INTERIOR FEATURES

Walls

Dulux Almond White emulsion paint finish.

Internal Doors

Cambridge 2 panel smooth.

Internal Door Furniture

Carlisle Brass in a choice of polished or satin chrome finish.

Architrave

Up to 1400 sqft, Torus profile MDF in satin white paint finish. 69 x 14.5mm ground floor & 58 x 14.5mm first floor.

Skirting Boards

Torus profile MDF in satin white paint finish to match architrave. 194 x 14.5mm ground floor & 119 x 14.5mm first floor.

Staircase

Square plain spindles with square newels in satin white paint finish complete with light ash hardwood, or similar, handrail and newel caps with ball finished in clear varnish/lacquer.

Ceilings

Flat skim finish with Dulux White emulsion paint decoration.

Loft Access

Pre formed loft access.

Woodwork

Dulux satinwood in white.

Central Heating

Full gas central heating with energy efficient wall mounted boiler or combination boiler to be fitted, depending on house type. See Sales Consultant for further details. Dual zone heating. Compensator programmer (confirm if Load or Weather type) to be installed in order to increase the operating efficiency of the heating system.

Radiators

Myson round top radiators.

Fireplaces & Fires

Spur only to be provided in the lounge for future installation by others.

Phone Point

Schneider fittings, finish to match electrical accessories in room (NB first point will be std BT box). Positions as indicated on drawings.

TV Point

Schneider fittings, finish to match electrical accessories in room. Positions as indicated on drawings. Cabling to be provided to loft space for occupiers' aerial.

Electrical Sockets / Switch Plates

Schneider white electrical switch and socket plates throughout.

Consumer Unit

Split load RCD consumer unit by British General to be semi recessed. Please refer to drawing for location.

Smoke Detectors

Mains operated with battery back-up.

Ventilation

Envirovent intermittent fans as indicated on house plans.

BATHROOM & CLOAKROOM FEATURES

Bathroom, En-suite & Cloakroom Styles

Ideal Standard.

Bath

Tempo Bath 700mm wide by 1700mm long.

Shower

Aqualisa 'Midas' bar shower valve. Tray Simplicity tray low range. Shower Screen Kubo bath screen to be fitted above the bath.

Sanitaryware

Ideal Standard in white finish.
Bathroom & En-suite Basin Sphere basin with 1 tap hole, semi pedestal & slotted click plug waste.
WC Concept cosine coupled back to wall pan with Arc dual flush cistern.
Cloakroom Basin Sphere basin with chrome tap or Concept Arc corner basin (please refer to drawing to confirm basin design).
All have click plug waste.
Bath Panel Unilux front bath panel.

Brassware

Sink Ideal Standard "Tempo" monoblock tap with single lever control complete with click plug waste. Bath Ideal Standard "Tempo" single lever bath filler complete with click plug waste.
Shower over Bath Thermostatic shower valve above bath including bath screen.

Wall Tiles

H&R Johnson splashback tiling to bathroom, cloakroom and en-suite.

Towel Warmer

Chrome effect to bathroom and en-suite.

Shaver Socket

One socket located in bathroom and one located in en-suite where applicable.

MOORES **AEG** **GOODING** *Ideal Standard*
FURNITURE GROUP

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.