

# SPECIFICATIONS

## Structure

Houses are constructed using a timber frame and self-coloured rendered blockwork with concrete roof tiles.

## Ceiling Heights

Each home benefits from raised ceiling heights on the ground floor.

## Flooring

High quality floor and wall tiling is standard in bathrooms and en suites as per the show unit.

## Internal Finishes

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint. Softwood painted stairs feature painted balustrades.

## Wardrobes

Bedroom wardrobes have a contemporary design with assorted storage and hanging options.

## Windows

High performance pre-finished hardwood windows and patio doors are fitted with sealed double glazing units throughout. Multi Point Locking System used on front door, patio door and windows.

## Kitchens

Stylish and elegant kitchens with a number of modern design cues. Quartz worktop profiles give the kitchens a strong yet finely detailed feel. Integrated appliances provided (assuming contract is signed within 21 days).

## Electrical

Generous light and power points. Contemporary switches and sockets throughout. All rooms to have pendant light fittings. A heated towel rail in all bathrooms. Standard as per show unit.

## Heating Systems

Air to water heat pump system provides domestic hot water and efficient heating, serving wall mounted aluminium radiators.

## Fireplaces

The Skylark, Bluebell and Hazel are fitted with an insert wood burning stove in a modern designed fire surround.

## Bathrooms and En suites

Stylish bathrooms and en suites are designed around contemporary fresh lines to offer excellent quality throughout. Sanitary ware as per show unit. All bathrooms have a painted finish and fitted mirrors. Family bathrooms are fitted to the same specification as en suite bathrooms with a white fitted bath, standard as per show unit.

## Parking

Each house has 2 car parking spaces.

## Gardens

The gardens offer a wonderful extension of the living space at the property. Rear and front gardens are seeded.

## Superior Energy Efficiency

Bellingsfield houses feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs and provide a greener home and a more sustainable way of living. All houses will achieve an A rating.

## Security

Each home is wired for an intruder alarm.

## External Areas

All public open spaces will be fully landscaped.

## Guarantee

Each Bellingsfield home is covered by a 10 year Structural Guarantee Scheme.