

Dunns Lane. Upton

SPECIFICATION (can be subject to change without notification)

Plots 1 & 3

Plot 2

Plot 4

3 Bedrooms PLUS separate Study			✓
3 Bedrooms	✓		
2 Bedrooms		✓	
En-Suite Bathroom to Master Bedroom	✓	✓	✓
En-Suite Bathroom to a second Bedroom			✓
Ground Floor WC	✓	✓	✓

Kitchen

Fully Fitted base units and wall cupboards	✓	✓	✓
Built In Appliances: (Beko or similar brand)			
Electric Oven	✓	✓	✓
Fridge/Freezer Tower 70/30	✓	✓	✓
Dishwasher	✓	✓	✓
Washer/Dryer	✓	✓	✓
Glass Electric Induction Hob	✓	✓	✓
Glass Extractor Unit	✓	✓	✓
Mitred laminate Worktops	✓	✓	✓
Laminate Worktop upstands to rear of worktop	✓	✓	✓
Under Cupboard Lighting	✓	✓	✓
Stainless steel inset Sink & Chrome Swivel Tap	✓	✓	✓

Bathroom / Ensuite

White Sanitary Ware with Chrome Fittings	✓	✓	✓
En-Suite with Large Shower Tray to Master Bedroom	✓	✓	✓
Thermostatic Shower with handset and large fixed Drencher Head	✓	✓	✓
Vanity Sink Unit with cupboard under sink	✓	✓	✓
Close coupled white toilet & cistern	✓	✓	✓
1700mm Bath, White Side Panel & Glass Shower Screen	✓	✓	✓
Thermostatic Shower c/w handset and fixed Drencher over Bath	✓	✓	✓
Mirror above Basins	✓	✓	✓
Shaver Sockets to Bathroom & Ensuite	✓	✓	✓

Energy Efficiency, Insulation & Heating

Low Carbon Air Source Heat Pump Heating System	✓	✓	✓
Mains Pressured Hot Water System	✓	✓	✓
Highly Thermally Efficient External Walls, Floor & Loft Insulation	✓	✓	✓
Highly thermally efficient external grey aluminium windows	✓	✓	✓
Extremely Air Tight Homes with Controlled Background Ventilation	✓	✓	✓

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Decorative & Internal Finishes

Fitted Wardrobes to Master Bedroom	✓	✓	
Fitted Wardrobes to a Second Bedroom	✓		✓
Smooth white emulsion to walls & ceilings	✓	✓	✓
White 5-panel vertical internal doors	✓	✓	✓
Satin Chrome Ironmongery	✓	✓	✓
White painted softwood staircase	✓	✓	✓
Woodwork finished in white satin gloss	✓	✓	✓

Ceramic Tiling to:

Floors; (Porcelenosa Level 1 range)

Kitchen Floor Area	✓	✓	✓
Bathroom, Ensuite & WC (with tile upstand skirting)	✓	✓	✓

Walls; (Porcelenosa Level 1 range)

Full height Wall Tiling around Shower and Bath Areas	✓	✓	✓
Tile splashback above basin	✓	✓	✓

Electrical Installation

LED Recessed Spot Lighting to; (Pendant light fittings elsewhere)

Entrance Hall	✓	✓	✓
Kitchen	✓	✓	✓
White Plastic Sockets & Switches	✓	✓	✓
USB Power Sockets within the House	✓	✓	✓
Digital TV Aerial Provided and Sockets in House	✓	✓	✓
Fibre Optic cables to each Home for Ultra Fast Broadband	✓	✓	✓
Mains operated smoke alarms throughout with battery backup	✓	✓	✓
Electric Underfloor Heating to Main Bathroom with programmer			✓
Electric Underfloor Heating to En-suite with programmer			✓

External

Off-road Private Parking for 1 car		✓	
Off-road Private Parking for 2 cars	✓		✓
Grey concrete Slabbed paths to access all rear entrances	✓	✓	✓
2100x2100mm (7' x 7') Rear Slabbed Garden Patio	✓	✓	✓
Outside Water Tap	✓	✓	✓
Outside Power Socket	✓	✓	✓
Private Outside Point for Electric Car Charging	✓	✓	✓
External wall fixed lighting. Front & back (& Side if Applicable)	✓	✓	✓
Extensive Landscaped Areas and Grass	✓	✓	✓