

STANDARD SPECIFICATION

All Meadowview Homes include the following as standard:

- Gas central heating with energy efficient wall mounted unvented boiler
- Underfloor central heating to ground floor with radiators to first floor
- White wooden, double glazed windows
- Patio doors incorporating multi-point locking system
- Internal pre-finished oak veneer doors
- Polished chrome lever handle door furniture and fittings
- White emulsion ceilings and white gloss architraves and skirting boards
- One colour matt emulsion throughout house
- Feature oak staircase with oak balustrades, newel posts and spindles with softwood carpeted treads
- TV points in Kitchen diner, lounge, study and all bedrooms
- Polished chrome LED downlighters in kitchen, hall and all bathrooms
- Polished chrome switches & sockets throughout the house
- Mains operated smoke alarm
- Security burglar alarm fitted throughout whole house
- Tiled floors to entrance hall, kitchen dining area, utility, downstairs WC & all bathrooms
- Lounge, study, stairs, landing and all bedrooms to be fully carpeted
- A log burner and grey tiled hearth in lounge
- Loft hatch with pre-finished ladders
- TV & Sky aerial fitted in loft
- Fully insulated loft
- Cat 5 cabling wired to lounge and all bedrooms
- Actual phoneline and broadband connection to be sourced by purchaser
- Smart meters to assist you in monitoring energy usage
- A 6 year CML certificate

KITCHEN

- As lead-times allow choice of fitted kitchen units to approved kitchen design
- Silestone worktop in kitchen with coordinating laminate in utility area
- A 1.5 bowl undermount sink with drainer grooves and chrome mixer tap
- LED lighting to underside of kitchen wall units

KITCHEN APPLIANCES

- Neff appliances in kitchen
- A fully integrated double oven or 2 single ovens
- A fully integrated dishwasher
- A fully integrated full height fridge freezer
- A wine cooler
- A chimney extraction unit
- A 4 burner induction hob

BATHROOM

- Half tiled walls to bathroom and ensuites with fully tiled shower area
- Wall hung sanitaryware
- Wall hung basin units with storage underneath
- Chrome mixer taps
- Chrome heated towel rails
- Thermostatically controlled showers
- Low level shower trays with semi-frameless shower enclosures

EXTERNALS

- External lights to front, side and rear of house
- Turf to front, side (where shown) and rear of property
- Patio area to rear of property
- Block paved paths to front door and paving in front of garage area
- Gate to side of property
- Fencing around garden as plans show
- Garage with remote controlled electronic door
- Lighting and power socket in garage
- Outside tap

