

# Specifications

	HOLLY	HAZEL	LINDEN	POPLAR	WILLOW	MAPLE	BIRCH	CEDAR
<b>STRUCTURE</b>								
Traditional cavity external walls consisting facing brick outer leaf, fully insulated cavity and block work inner leaf <i>Please consult sales adviser for individual plot finishes</i>	●	●	●	●	●	●	●	●
Traditional tiled roof <i>Please consult sales adviser for individual plot finishes</i>	●	●	●	●	●	●	●	●
Some plots are rendered <i>Please consult sales advisor</i>								
Insulated ground floors	●	●	●	●	●	●	●	●
Insulated roof space with 300mm fibreglass quilt	●	●	●	●	●	●	●	●
White PVC double glazed windows with security locks on ground floor	●	●	●	●	●	●	●	●
White PVC double glazed patio doors		●	●	●	●	●	●	●
Black PVC guttering and downpipes	●	●	●	●	●	●	●	●
Front entrance canopies <i>Please consult sales adviser for individual plot finishes</i>								
Front door with multi point locking <i>Please consult sales adviser for individual plot door style</i>	●	●	●	●	●	●	●	●
Rear door with multi point locking	●				●	●	●	●
Steel up and over garage doors where applicable <i>Please consult sales adviser for individual plot availability</i>								
<b>INTERNAL FINISHES</b>								
Skimmed ceilings	●	●	●	●	●	●	●	●
Walls emulsioned with magnolia	●	●	●	●	●	●	●	●
Internal woodwork painted with white gloss	●	●	●	●	●	●	●	●
Panel doors with polished chrome handles	●	●	●	●	●	●	●	●
Painted staircase	●	●	●	●	●	●	●	●
Wardrobes as house layouts	●	●	●	●	●	●	●	●
Torus skirting and architrave	●	●	●	●	●	●	●	●
<b>HEATING</b>								
Gas fired central heating	●	●	●	●	●	●	●	●
Thermostatic radiator valves (except hall and landing)	●	●	●	●	●	●	●	●
<b>KITCHEN</b>								
Specially selected high quality fitted kitchen units	●	●	●	●	●	●	●	●
Under unit worktop lighting	●	●	●	●	●	●	●	●
Splash back tiling	●	●	●	●	●	●	●	●
Under worktop single oven, gas hob with chimney extractor hood in brushed stainless steel	●	●	●	●				
Double oven, gas hob and chimney extractor hood in brushed stainless steel					●	●	●	●
Plumbing for dishwasher	●	●	●	●	●	●	●	●
Plumbing for washing machine in utility					●	●	●	●
Stainless steel sink in utility							●	●

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<b>BATHROOM</b>								
White sanitary ware	●	●	●	●	●	●	●	●
Generous wall tiling	●	●	●	●	●	●	●	●
Shaver socket	●	●	●	●	●	●	●	●
<b>ENSUITES</b>								
White designer sanitary ware		●	●	●	●	●	●	●
Thermostatic shower		●	●	●	●	●	●	●
Full tiling to shower cubicle		●	●	●	●	●	●	●
Shaver socket		●	●	●	●	●	●	●
<b>ELECTRICAL</b>								
Porch light and front door bell	●	●	●	●	●	●	●	●
Smoke detector in hallway and landing	●	●	●	●	●	●	●	●
External light to rear door/patio doors	●	●	●	●	●	●	●	●
<b>EXTERNALS</b>								
Landscaped front gardens, turf and or planting <i>Please consult sales adviser for individual plot specification</i>	●	●	●	●	●	●	●	●
Paved rear patio	●	●	●	●	●	●	●	●
Timber side gate where applicable, paved path to front entrance and to side of house where applicable	●	●	●	●	●	●	●	●
<b>WARRANTY</b>								
NHBC 10 year "Buildmark" new homes warranty	●	●	●	●	●	●	●	●



You should please note that all specifications in this brochure were correct at the time of printing. All of the details listed should be discussed with the sales adviser to clarify exactly what items are to be included within the property of your choice. Specifications are for guidance purposes only and do not form part of any contractual obligation. The illustrations and photographs contained in this brochure are examples of Cannon Kirk house types and do not exactly reflect the houses at Romans Walk.