

# MONARCH'S WALK

## SPECIFICATION

	GLENELG	BRADSHAW	KENNEDY	ORMISTON	BELMONT	KIDSTON	LANDSBOROUGH	BRAMPTON	CANTERBURY	CANTERBURY CNR	GLADSTONE	DENNINGTON CNR	ROXBURGH	ROXBURGH CNR	LONGSTONE CNR
<b>INTERIOR FEATURES</b>															
Cornice to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of kitchen and bathroom colour schemes (subject to build stage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White internal doors with chrome designer handles, full glazed to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full glazed double doors kitchen to hall											✓				
Smooth ceilings throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls and ceilings painted white throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke, heat and carbon monoxide alarms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon dioxide monitor in bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bifold style wardrobe door to bedroom 1		✓										✓			
Sliding timber style wardrobe door to bedroom 1					✓			✓	✓	✓	✓		✓	✓	✓
Sliding timber style wardrobe door to bedroom 3	✓			✓											
<b>KITCHEN</b>															
Upstands and back panels to kitchen and utility room (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome ceiling downlights to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome under unit lighting to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome sockets and switches to kitchen along with one twin USB charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 burner gas hob	✓	✓	✓	✓	✓										
5 burner gas hob						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and back panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Stainless steel island chimney hood															✓
Single oven	✓	✓	✓	✓	✓										
Double oven						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fridge freezer (integrated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to kitchen and utility room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>HEATING &amp; ELECTRICS</b>															
Energy efficient lighting to be used	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV and BT points to lounge, bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2 x USB sockets to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV points to family room / study						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT Openreach including Superfast Broadband, with CAT 5 cable to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Car charging provision to all houses with drives, connection and commissioning by client EV contractor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas condensing boiler with thermostatic radiator valves to most radiators								✓			✓		✓	✓	✓
Pressurised hot water cylinder								✓			✓		✓	✓	✓
Gas combi condensing boiler with thermostatic radiator valves	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓			

Underfloor, wall and roof space insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
In roof solar PV panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlighter to front door with PIR and rectangular light to back door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power supply to the garage					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>BATHROOMS &amp; WC</b>															
Allocation for future shower in ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled chrome bar mixer shower over bath	✓	✓													
Electric shower to bathroom (shower tray)						✓	✓		✓	✓		✓			
Thermostatically controlled chrome bar mixer shower valve to bathroom (shower tray)								✓			✓		✓	✓	✓
Thermostatically controlled chrome bar mixer shower valve with large deluge head and separate hand shower to en-suite 1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric shower to en-suite 2													✓	✓	✓
Half height tiling to sink wall only in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled bulk head in bathroom	✓	✓	✓	✓				✓							
Tiled bulk head in en-suite 1				✓	✓	✓	✓								
Tiled bulk head in en-suite 2													✓	✓	✓
Wall hung wash hand basin with storage in bathroom					✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
Wall hung wash hand basin with storage with additional wall mount storage unit in the en-suite 1								✓	✓	✓	✓	✓	✓	✓	✓
White ceiling down lights to bathrooms and WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal standard contemporary 'Cube' bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket to en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to all wet rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome vertical towel rail to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome tile trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERIOR &amp; GARDEN</b>															
Double glazed Upvc windows, with child restrictors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
High performance GRP black front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc French doors to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point locking to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc fascia and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap to the rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m timber fence to rear garden including timber gate to side path	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed front and rear gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Block paved driveways	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## GOOD TO KNOW

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A 10 YEAR NHBC WARRANTY

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