



# RIVERS EDGE

Warrington



**COUNTRYSIDE**  
Homes

# RIVERS EDGE

## Warrington

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.



### KITCHEN

	2 bedroom The Esk	3 bedroom The Longford The Lea The New Ashbourne FCT The New Stamford The Blyth The New Walton The Foss FCT The Foss The Ashop The New Calder	4 bedroom The Lymington The Dene The Oakham
Symphony Konzept range kitchen with laminate worktop	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■
Indesit hob (60cm) with Indesit built-in single oven, with stainless steel splashback and integrated silver hood	■	■	■
Indesit hob (60 cm) with built-in single oven, with stainless steel splashback and 60cm stainless steel chimney hood			■
White Pendant light holder	■	■	■
Fridge / freezer space	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■		■
Space for washing machine with plumbing and electrics in utility	■	■	■

### BATHROOMS AND EN SUITE(S)

Ideal Standard contemporary white sanitaryware	■	■	■
En-suite to bedroom 1		■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■
Handheld shower head in bathroom	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■
White batten light holder	■	■	■

### DOORS AND WINDOWS

Front door with multi-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	■
Internal ladder door style pre-primed doors with brass satin finish handles	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■

### GENERAL

White painted walls and smooth white ceilings	■	■	■
TV point to living room and family room (where applicable)	■	■	■
Master telephone socket (plus to study where shown)	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
NHBC Buildmark cover	■	■	■
First two years' customer service support from Countryside Homes	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

# SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Produced by the Vistry Group Design Studio.

DS12008 / 11.24



**COUNTRYSIDE**  
Homes