

BEAULIEU  
HEATH



A COLLECTION OF TRADITIONAL  
STYLE 1 TO 5 BEDROOM HOMES

SPECIFICATION

L&Q



COUNTRYSIDE  
Homes

# BEAULIEU HEATH

## SPECIFICATION

### KITCHEN

- Individually designed kitchen
- Wall, base and tall units with handles
- Under cupboard LED lighting
- 1 ½ bowl sink with chrome mixer tap
- Full height splashback to hob, as worktop
- Integrated fridge / freezer or separate fridge and freezer. Please speak to a sales consultant for details
- Integrated washing machine (where no utility room)
- Amtico flooring

### 1 - 3 BEDROOM HOUSES:

- White laminate worktop and upstand
- Single oven
- 4 ring induction hob with integrated extractor hood
- Integrated dishwasher to 2 & 3 bedroom homes only

### 4 & 5 BEDROOM HOUSES:

- White stone worktop and upstand
- Two single ovens
- 5 ring induction hob with integrated extractor hood
- Integrated dishwasher

### UTILITY ROOM (where applicable)

- Fitted units, colour to match kitchen
- Laminate worktop and splashback
- Single bowl sink with drainer and chrome tap
- Freestanding washing machine
- Flooring to match kitchen, please speak to Sales Consultants for further details

### BATHROOM

- White sanitaryware with chrome mixer taps
- Hand basin with recessed shelf below in Driftwood
- Single ended bath with Driftwood panel
- Over bath shower with thermostatic shower mixer and screen. Where there is a separate shower in the bathroom it will have a thermostatic shower mixer with shower tray and door; no over bath shower mixer provided
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Full height wall tiling to bath, half height to sanitaryware walls. Where a separate shower enclosure is provided within the bathroom, half height tiling to bath and full height tiling to shower enclosure
- Amtico flooring

### EN SUITE (where applicable)

- White sanitaryware with chrome mixer taps
- Hand basin with recessed shelf below in Driftwood
- Thermostatic shower mixer with shower tray, shower head and sliding door
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Full height tiling around main walls of shower; half-height to all other walls with sanitaryware
- Amtico flooring

### GENERAL FINISHES

- Fitted wardrobe to principal bedroom
- Semi-solid core doors painted white with matching skirting, architraves and staircase
- Chrome door furniture
- Walls painted in white
- Ceilings painted in white
- Internal white UPVC windows

### FLOORING

- Amtico flooring to kitchens, utility rooms, open-plan kitchen / dining / living areas, separate dining rooms, hallways, WCs, bathrooms and en suites
- Abingdon Soft Shades carpet to remaining areas, please speak to Sales Consultants for further details
- Abingdon Soft Shades carpet to the stairs of the Osprey and Amtico flooring to the entrance

### HOME ENTERTAINMENT & COMMUNICATIONS

- Wiring only to aerial and satellite dish (aerial and satellite dish not provided)
- Fibre optic capability supplied to main data point to all houses (subject to future connection by purchaser)

### HEATING, LIGHTING & ELECTRICAL

- Gas fired central heating and hot water system with central programme
- Energy efficient downlighters to kitchens, utility rooms, bathrooms, en suites and WCs
- Pendant lighting to living / dining areas, separate living and dining rooms, landings, hallways and bedrooms
- White switches and sockets
- Honeywell thermostat
- Radiators with individual thermostatic controls
- Chrome heated towel rail to bathrooms
- Smoke alarms and heat detectors positioned where required throughout

### EXTERNAL

- Landscaped front gardens
- Rear garden rotavated and turfed
- Door bell
- Outside tap

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