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RUNWELL • ESSEX

DEVELOPMENT SPECIFICATION



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DEVELOPMENT SPECIFICATION



KITCHEN

- Individually designed contemporary style kitchen
- Under cupboard LED lighting below wall units
- Integrated dishwasher
- Integrated fridge/freezer or separate fridge and freezer to certain plots
- Integrated washing machine (where no utility room). Please speak to a sales consultant for more information.

3 bedroom homes:

- Handleless wall, base and tall units
- Laminate worktop and upstand
- 1½ bowl sink with chrome mixer tap
- Single oven
- 4 ring induction hob
- Cooker hood

4 & 5 bedroom homes:

- Wall, base and tall units
- Stone worktop and upstand
- 1½ bowl undermounted sink and chrome mixer tap
- Two single ovens
- 5 ring induction hob
- Cooker hood

UTILITY ROOM (where applicable)

- Contemporary fitted units
- Laminate worktop and splashback
- Single bowl sink with chrome mixer tap
- Freestanding washing machine

MAIN BATHROOM

- White sanitary ware with chrome mixer taps
- Hand basin with recessed shelf below in Driftwood
- Floor mounted WC with soft close seat
- Single ended bath with Driftwood panel
- Full height wall tiling to bath, half height to sanitaryware walls. Where there is a separate shower in the bathroom, the shower will have full height tiling, half height tiling to sanitaryware walls
- Over bath shower on slide and rail 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 pivot or sliding door, no over bath shower mixer provided
- Heated chrome towel rail
- Amtico Spacia flooring

EN SUITE (where applicable)

- White sanitary ware with chrome mixer taps
- Hand basin with recessed shelf below in Driftwood
- Floor mounted WC with soft close seat
- Thermostatic shower mixer with shower tray and pivot or sliding door
- Full height wall tiling to shower area, half height to sanitaryware walls
- Heated chrome towel rail
- Amtico Spacia flooring

GENERAL FINISHES

- Fitted wardrobe to principal bedroom of The Mountbatten house type only
- Semi solid core doors painted white with matching skirtings, architraves and staircase
- Satin Chrome door furniture
- Walls and ceilings painted in brilliant white
- Windows white UPVC with chrome handles

HEATING, LIGHTING & ELECTRICAL

- Honeywell thermostat
- Energy efficient white downlighters to kitchen, utility room, bathroom and en suite
- Pendant lighting to hall, living room, dining room, study, landing and bedrooms
- White switches and sockets
- Radiators with individual thermostatic controls to all rooms
- Chrome heated towel rail to bathroom and en suite
- Black coach lantern to front, black half lantern to rear of property
- Smoke alarms and heat detectors positioned where required throughout

HOME ENTERTAINMENT & COMMUNICATIONS

- Wiring only to aerial and satellite dish (aerial and satellite dish not provided)

EXTERNAL

- Landscaped front gardens
- Outside tap
- Door bell
- Patio to rear garden

SECURITY

- Wiring for future alarm provided to all homes

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