



WOLSEY PARK
RAYLEIGH • ESSEX

HOUSE SPECIFICATION



COUNTRYSIDE
Homes

HOUSE SPECIFICATION



KITCHEN

- Individually designed kitchen
- Handleless matt wall units to 2 & 3 bedroom homes
- Matt wall units with handles to 4 & 5 bedroom homes
- Base / tall units with handles
- Laminate worktop and upstand
- 1 ½ bowl sink with mixer tap
- Under cupboard LED lighting
- Integrated dishwasher
- Integrated fridge / freezer
- Integrated washing machine (where no utility room)

2 & 3 BEDROOM HOUSES

- Single oven
- 4 ring induction hob with glass splash back and cooker hood

4 & 5 BEDROOM HOUSES

- Two single ovens
- 5 ring induction hob with glass splash back and cooker hood

BATHROOM

- White sanitaryware with chrome mixer taps
- Hand basin with recessed shelf below in Driftwood
- Single ended bath with Driftwood panel
- Floor mounted WC with soft close seat
- 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

- Heated chrome towel rail
- Half height tiling to sanitaryware walls. Full height tiling around main walls of bath. Where a separate shower enclosure is provided within the bathroom, half height tiling to bath and full height tiling to shower enclosure

EN SUITE (where applicable)

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

UTILITY ROOM (where applicable)

- Laminate worktop and upstand
- Single bowl sink with chrome mixer tap
- Freestanding washing machine

GENERAL FINISHES

- Fitted wardrobe to the principal bedroom in the Rowan and Woodlark house types only
- Semi-solid core doors painted white with matching skirting and architraves
- Chrome door furniture
- Walls painted in Brilliant White
- Ceilings in Brilliant White
- Internal white UPVC windows

HEATING, LIGHTING & ELECTRICAL

- Gas fired central heating and hot water system with central programme
- Energy efficient downlighters to kitchen, utility room, bathroom, en suite and cloakroom
- Pendant lighting to living room, dining room, hall, landing, study and bedrooms
- White switches and sockets
- Radiators with individual thermostatic controls
- Chrome heated towel rail to bathrooms and en suite(s)
- 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)
- Fibre optic capability supplied to main data point (subject to future connection by purchaser)

EXTERNAL

- Landscaped front gardens
- Door bell
- Light and power to garage (selected homes only)
- External lighting to front and rear of property
- Solar photovoltaic panels
- Electric car charger