



Photography from a St James' Park showhome on a previous phase

# Specification

When you choose a Countryside home, you can be assured that its specification will live up to its 5\* developer rating. From the landscaped front garden outside to the thoughtful internal touches like PVCu double glazing and low energy pendant lighting, each element of your new home has been carefully considered.



COUNTRYSIDE AT





## General Finishes

- Front door with multi-point locking system and security chain
- White painted internal doors with chrome door furniture
- White painted ceiling, walls, skirting and architraves
- PCVu double glazing to all windows
- Double glazed PVCu French doors to all houses
- Fitted external tap to all houses
- Enclosed fenced rear garden, and garden gate (where applicable)
- Landscaped front gardens

## Kitchen

- Choice of fitted kitchen (doors and worktops)\*
- Stainless steel sink and drainer (1.5 bowl) with chrome mixer tap to 3 and 4 bedroom homes only
- Indesit Induction hob (60cm) with built under single oven, stainless steel splashback and glass cooker hood to 3 bedroom homes
- Indesit Induction hob (60cm) with double oven, glass splashback and glass cooker hood to 4 bedroom homes
- Space for fridge freezer to 3 bedroom homes
- Integrated Indesit 50/50 fridge freezer to 4 bedroom homes only
- Space for integrated dishwasher with plumbing and electrics
- Space for washing machine with plumbing and electrics to kitchen, utility, or cupboard where applicable

## Bathroom

- White porcelain sanitaryware with chrome mixer tap
- White bath with bath panel
- All homes have a chrome handheld shower, except Silver Birch housetype which has a chrome wall mounted thermostatic shower over bath and glass shower screen
- All homes have a choice of neutral Porcelanosa wall tiling\* (one course of tiling to behind wash basin, 500mm height tiling around main walls of the bath only) except Silver Birch housetype which has (one course of tiling to behind wash basin, full height tiling around main walls of the bath)
- Shaver socket
- Chrome towel rail to 4 bedroom homes

## En suite

- White porcelain sanitaryware with chrome mixer tap
- Chrome thermostatic shower and glass shower screen
- Neutral Porcelanosa wall tiling (one course of tiling to behind wash basin, full height tiling around main walls of the shower cubicle only)
- Shaver socket
- Chrome towel rail to 4 bedroom homes only

## Lighting & electrical

- Low energy pendant light fittings throughout^
- Downlights fitted in kitchen, bathroom/en suite
- Media plate to living room
- External light fitting to front of house and wiring only for external light to rear door
- Power and lighting to on plot garage (where applicable)
- Mains wired ceiling fitted smoke detectors to each floor
- Battery powered wall fitted carbon monoxide detector
- Electric car charging points to selected homes only^
- Solar PV panels to selected homes only^

## Heating

- All homes have gas fired central heating^ (either combination boiler or boiler and cylinder) except Laurel housetype which has an air source heat pump

## Customer Care & NHBC 10-Year Warranty

We have a team of people specially trained and available to deal with customer service issues. Each property also carries the NHBC warranty against structural defect for a ten-year period following the date of completion. Please ask a sales consultant for more details.



^Sales team to advise on detailed plot specific information

\*Choice of colour is subject to build stage.

Countryside Homes reserves the right to amend specification as necessary. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase, and the specification may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, brick, carpets, paint, and other material colours may vary, and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales consultants for details of the exact specifications available at the development for each type of home and the associated prices. April 2024.