



St. Michael's Hurst

BISHOP'S STORTFORD

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SPECIFICATION

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## 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.



## KITCHEN

- Contemporary soft closing kitchen
- Laminate worktop to 2, 3 & 4 bedroom homes, upstand and glass splashback behind cooker
- Stone worktops to 5 bedroom homes, upstand and glass splashback behind cooker
- Stainless steel single bowl sink with chrome mixer tap to 2, 3 and 4 bedroom homes
- Stainless steel 1½ bowl sink with chrome mixer tap to 5 bedroom homes
- Stainless steel single oven with 60cm ceramic hob to 2 and 3 bedroom homes
- Two stainless steel single ovens with 90cm ceramic hob to 4 and 5 bedroom homes
- Integrated cooker hood
- Integrated fridge and freezer (except the Winchester house type)
- Washing machine, integrated or free standing depending on house type\*
- Integrated dishwasher
- Amtico flooring

## BATHROOM

- White porcelain sanitaryware with chrome mono mixer
- 'Driftwood' counter top with matching basin box
- Full height tiling around main walls of bath, half height tiling to all sanitaryware wall(s)
- Chrome wall mounted shower over bath and glass shower screen
- White bath with 'driftwood' bath panel
- Chrome finish heated towel rail
- Shaver socket
- Pre-selected Amtico flooring

## EN SUITE

- White porcelain sanitaryware with chrome mono mixer
- 'Driftwood' counter top with matching basin box
- Full height tiling around main walls of the shower, half height tiling to all sanitaryware wall(s)
- Chrome shower with concealed shower mixer and shower screen
- White bath with 'driftwood' bath panel, hand held shower with half height tiling around main walls of the bath to the Rosefinch and Elm house types only
- Chrome finish heated towel rail
- Shaver socket
- Pre-selected Amtico flooring

## HEATING

- Gas fired central heating (either combination boiler or boiler and cylinder\*)

## FLOORING

- A choice of Amtico flooring (subject to stage of build) to kitchen, utility (where applicable), open plan kitchen/dining/living room, separate dining room, hallway and WC
- Pre-selected Amtico flooring to bathrooms and en suite (where applicable)
- A choice of carpet (subject to stage of build) to separate living room, study (where applicable), stairs, landing and bedrooms

## ELECTRICAL

- Low energy light fittings throughout
- Pendant lighting to living area, dining area, study (where applicable), landing and bedrooms
- Recessed downlights to kitchen, utility, bathroom, en suite (where applicable), WC and hallway
- Media plate, TV sockets and telephone point to various locations\*
- Lighting to garage (where applicable)
- Fitted smoke detectors
- Chrome doorbell

## GARDENS

- Patio area to rear
- Turfed and planted front gardens
- Turfed rear garden
- 1.8m close board fencing or brick to rear gardens (dependant on the location\*)

## SECURITY

- Multipoint locking, chain and spy hole viewer to front doors

## GENERAL FINISHES

- White painted internal doors with chrome door furniture
- Pure Brilliant White painted ceilings and walls
- White skirting and architraves



\*Speak to a Sales Consultant for further information. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Countryside reserves the right to amend specifications as necessary. All photography shown is from a previous phase at St Michael's Hurst and the specification may differ from that shown. April 2024.