



## SPECIFICATION

Each home in Woodland Grange comes with a premium turnkey package, allowing you to move into your dream home after purchase. A dedicated New Homes Co-ordinator will also guide you through the homebuying journey and assist with personalising your home.

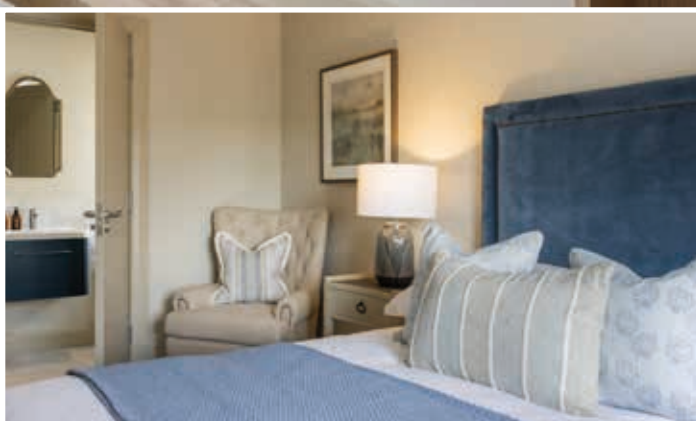
### External Features:

- > Energy efficient traditional masonry construction with a selection of brick & render
- > 10 Year structural warranty cover
- > Energy saving double glazed high performance lockable uPVC windows
- > Composite front doors with a 5-point locking system
- > High standard floor, wall and loft insulation to ensure minimal heat loss and maximum efficiency
- > Front and rear gardens top soiled and seeded
- > Featured landscaping
- > Paving to path areas
- > Tarmac driveway
- > Timber fencing to rear garden boundaries
- > Feature lighting to front and rear doors
- > Outside tap

### Internal Features

- > High speed broadband up to gigafast speeds (depending on provider and package chosen)
- > Comprehensive range of electrical sockets throughout, including TV and telephone points
- > Wood burning stove / electric focal fire on selected homes (see individual floor plans)
- > Painted internal doors with chrome ironmongery
- > Painted moulded skirting, architraves, stair handrails and balustrades
- > Smoke, heat and CO2 detectors fitted as standard





## Kitchen

- > A choice of fully fitted kitchens including doors & handles, worktops with matching upstands and glass splashback
- > Integrated appliances including built-in oven, electric hob, extractor hood, dishwasher, fridge freezer and washer/dryer (free standing washing machine to utility where applicable)
- > Quartz worktop with upstands and undermount sink included in all 3 & 4 bed detached homes



## Bathrooms, Ensuites and WC's

- > Contemporary white sanitary ware and chrome fittings
- > Feature vanity unit in main bathroom
- > Thermostatic rain shower to main bathroom and ensuite
- > Heated towel rail in main bathroom
- > Feature downlighters to main bathroom and ensuite

## Floor Coverings & Tiles

- > Ceramic floor tiling to kitchen, dining area, entrance hall, store, bathroom, ensuite and WC
- > Ceramic wall tiling to shower enclosures and around bath
- > Splashback tiling to hand basins
- > Carpet and underlay to lounge, family room,\* stairs, landing and all bedrooms

*\*where applicable*