

# SPECIFICATION

When you buy a new Easy Living Home, exceptional build quality is included as standard – along with a superb level of specification, which has been selected with great care and finished with meticulous attention to detail.



# SPECIFICATION

## KITCHEN

- High quality German kitchen units, worktop with up-stand, and handles all chosen from an extensive range
- Kitchen appliances to include; chimney hood, induction hob, integrated dishwasher, fridge, freezer, oven and microwave
- Splash-back to hob area
- LED under unit lighting
- Brushed chrome LED down-lighters to ceiling
- Brushed chrome sockets

## BATHROOM

- High quality branded designer sanitary ware
- Under sink vanity storage
- Full shower enclosure, or above bath shower with sliding rail \*
- Heated feature towel rail
- Choice of tiling or wetwall
- Tiled floor

## EN-SUITE

- High quality branded designer sanitary ware
- Full shower enclosure, or above bath shower with sliding rail \*
- Heated feature towel rail
- Choice of tiling or wetwall
- Tiled floor

## WC

- High quality branded designer sanitary ware
- Space for shower enclosure\*
- Choice of tiling or wetwall
- Tiled floor

## INTERNAL FINISHING

- High quality pre-finished oak internal doors throughout
- Feature glazed doors to lounge, vestibule & dining \*
- Range of handle styles to choose from
- Solid oak skirtings and facings throughout

## HEATING, LIGHTING & ENERGY

- High efficiency gas boiler at heart of heating / hot water system.
- Fully programmable heating controller with Mobile app for remote control.
- Pressurised hot water system provides a consistently high flow rate.
- Lighting system uses 100% low energy bulbs.
- House fabric constructed to new thermal and air tightness standards giving greater thermal efficiency.

## ELECTRICAL / SECURITY

- Fully fitted intruder alarm throughout
- Interconnected Heat and smoke alarm system throughout.
- Brushed chrome sockets/switches to public rooms/areas
- TV point to Lounge, Kitchen & Bedrooms
- Cat6 Phone/network socket to Lounge, Kitchen & Bedrooms

## ACCOUSTIC INSULATION

- All interior walls acoustically insulated to limit noise disturbance between rooms.

## STORAGE

- Fitted wardrobes with internal fixtures to bedrooms \*

## EXTERNAL/GARDEN

- Monoblock Driveway (colour dependent on plot)
- Slabbed path to front and rear doors \*
- Ramp access to one entrance \*
- Turf to front garden
- Topsoil to rear gardens
- 1.8m high timber fencing to rear boundary (dependent on plot)
- French doors and steps to rear garden \*
- Anthracite grey PVC windows, soffits, fascia & gutters
- Anthracite grey high performance front and rear security doors
- High performance double glazing with keyed security locking handles
- Spacious integral garages with power and lighting \*
- Insulated sectional manual door (motorised option available) \*

\*Subject to Housetype

