



EDEN GROVE

HOUSE SPECIFICATION

INTERIOR FEATURES

Walls & Ceilings: Dulux white emulsion paint matt finish.

Internal Doors: Internal moulded doors.

Internal Door Furniture: Chrome effect door furniture.

TV Point: Located as follows: One in lounge and one in bedroom. Dependant on house type – please ask for details.

Central Heating: Gas central heating with energy efficient wall mounted boiler/combi boiler. With thermostatic radiators.

Electrical Sockets/Switch plates: Low profile white electrical switch and socket plates together with pendant and batten lighting points. Dependant on house type – please ask for details.

KITCHEN AND UTILITY FEATURES

Kitchen Styles: Exclusive kitchen designs. Please see latest kitchen styles offered with your Sales Executive for details. Subject to build stage.

Upstand: To match above worktops

Under wall unit: LED downlights provided (where shown on kitchen layout). Dependant on house type – please ask for details.

BATHROOM, EN-SUITE AND CLOAKROOM FEATURES

WC: Back-to-wall pan with dual flush cistern.

Bath: White bath with bath panel.

Brassware: Polished chrome mixer taps and shower valves.

Wall Tiles: Choice of wall tiles to bathroom, en-suite and cloakroom. See Sales Executive for choices. All choices are subject to build stage.

Towel Radiator: Towel warmer in chrome effect finish to bathroom and en-suite.

Shower over Bath: Shower valve and screen to be provided above bath where there is no separate enclosure in the bathroom.

Shaver Sockets: In bathroom and en-suite where applicable.

Mirrors: To be fitted above bathroom and en-suite wash basins where applicable. See Sales Executive for details.

APPLIANCES

Appliances to all house types included as standard. Please ask your Sales Executive for details of your specific plot.

EXTERIOR FEATURES

Front External Doors: Style of door to be as indicated on house plan, frame to be UPVC.

Rear External Doors: Internally and externally in white.

Security: Multi point locking system to front and rear doors of house.

External Front Lights: Downlight where entrance is recessed. Dependant on house type – please ask for details.

Car Ports: To specific plots, see Sales Executive for more information.

Electric Car Charging Point: See Sales Executive for location details.

GARDEN FEATURES

External Fencing: Panel fencing. Refer to layouts.

Paving: High specification patio slabs as indicated on drawing.

Turfing: Turf to front & rear gardens. Refer to layout or Sales Executive for landscaping details.

External Tap: Refer to drawings for locations.

Please ask your Sales Executive for specific plot finishes. All images depicted are indicative. House specification subject to build stage. Specification can at times vary. Detailed plans and specification are available for inspection for each plot at our Marketing Suite. Customers must check their individual specification. The developer may find it necessary to change some of the materials to be used in the construction of the dwelling. The developer will not do so unless the materials have become unobtainable or cannot be obtained within a reasonable time or because the developer has found materials of a better quality. If the developer substitutes materials: (i) they will be of similar appearance to and at least equal to or better quality than those being replaced; and (ii) they will not reduce the market value of the property.