

SPECIFICATION

Duchy Field Phase 1 – Your new home includes the following as standard



DUCHY FIELD

| Kitchen | South Crescent (plots 1-6) and East Terrace (plots 18-20) | East Terrace (plot 19) and Dell Terrace (plots 12-17) | West Terrace Cottages (plots 7-11) |
|--|---|---|---------------------------------------|
| Choice of Symphony cabinets with pewter handles | ✓ | ✓ | ✓ |
| Under unit lighting | ✓ | ✓ | ✓ (Wiring only) |
| Satin stainless steel sockets | ✓ | ✓ | ✓ |
| Choice of Silestone worktops and upstands | ✓ | | |
| Choice of modern square profile premium laminate worktops and upstands | | ✓ | ✓ |
| Undermounted stainless steel 1½ bowl sink | ✓ | | |
| 1½ bowl flush fit stainless steel sink | | ✓ | ✓ |
| Recessed down lights | ✓ | ✓ | ✓ |
| Glass or stainless steel splashback to hob area | ✓ | ✓ | |
| Stainless steel splashback to hob area | | | ✓ |
| Integrated Siemens appliances (Double oven, 5 burner gas hob, extractor, fridge freezer, dishwasher and microwave) Plot 18 has under counter fridge and freezer | ✓ (Not plot 18) | | |
| Integrated Bosch appliances (Double oven, 5 burner gas hob, extractor, fridge freezer, dishwasher and washer/dryer) | | ✓ | |
| Integrated AEG appliances (Oven, 4 burner gas hob, extractor and fridge freezer) | | | ✓ |
| Choice of modern square profile premium laminate worktops to Utility. | ✓ (Not plots 18 and 19) | | |

| Bathroom/en-suite/cloaks | | | |
|---|---|---|---|
| White sanitary ware with soft close seats | ✓ | ✓ | ✓ |
| Chrome Vado taps and showers | ✓ | ✓ | ✓ |
| Porecelanosa wall tiles – tiled to half height on basin/WC walls and full height to wet areas | ✓ | ✓ | ✓ |
| White recessed down lights | ✓ | ✓ | ✓ |
| Polished chrome heated towel rail (bathroom and en-suite) | ✓ | ✓ | ✓ |

| General | | | |
|--|-----------------|------------------|---|
| Multi fuel stove | ✓ (Not plot 18) | | |
| Log burning stove with oak mantle and slate hearth | ✓ | ✓ (plus plot 18) | |
| Solid oak Suffolk entrance door with black ironmongery | ✓ | ✓ | ✓ |
| Solid oak internal doors with pewter finish ironmongery | ✓ | ✓ | ✓ |
| Oak stair handrail and newel post tops | ✓ | ✓ | |
| White painted handrail and newel posts | | | ✓ |
| Flooring throughout (tiles to kitchen and bathrooms and carpet elsewhere – Split out 80/20 Bell Twist) | ✓ | ✓ | ✓ |
| Fitted wardrobe to master bedroom | ✓ | ✓ | ✓ |
| TV and data points to (living room, family room and study) | ✓ | ✓ | ✓ |
| TV point to master bedroom | ✓ | ✓ | ✓ |
| Front and rear lighting | ✓ | ✓ | |
| Wiring to front and rear for lighting | | | ✓ |
| Communal dish for terrestrial TV | ✓ | ✓ | ✓ |
| Internal woodwork painted brilliant white satinwood | ✓ | ✓ | ✓ |
| Internal walls painted white | ✓ | ✓ | ✓ |
| Turf to rear garden | ✓ | ✓ | ✓ |
| Outside tap | ✓ | ✓ | ✓ |

This document has been prepared for guidance only and does not form part of any contract or constitute a warranty. There may be changes throughout the build process and final finishes could vary, as could specific brands, materials and appliances. In such cases, an alternative of similar quality will be provided. Information correct as of Sept 2017.