



HAWTHORNE GRANGE

HADLEIGH & BAMBURGH SPECIFICATION

KITCHEN

- Fitted quality range of Omega Kitchen units and worktops
- Stainless steel Zanussi gas hob and fan assisted oven
- Stainless steel extractor hood over gas hob
- Stainless steel sink and drainer with mixer tap
- Fridge/freezer space
- Washing machine space

CLOAKROOM

- Quality white Roca sanitary ware complemented by chrome fittings
- Tiled splashback above basin
- Tiled window cill (where applicable)

BATHROOM

- Quality white Roca or Ideal Standard sanitary ware complemented by chrome fittings

- Half tiling around bath using contemporary tiles by Porcelanosa / splashback above basin
- Tiled window cills

HEATING

- Gas fired central heating with high efficiency boilers with individual thermostatic radiator valves

ELECTRICAL

- White socket and switches throughout
- Telephone & TV points (as shown on electrical plan)
- Coach lamp to front of property

INTERNAL DOORS

- Contemporary chrome ironmongery throughout
- 2 panel internal doors

WINDOWS & EXTERNAL DOORS

- PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles in white
- PVCu double glazed French doors
- GRP front and rear doors with patterned double glazing and sidelights (where applicable)
- Modern chrome handles throughout
- PVCu insulated loft access hatch

EXTERNAL FEATURES TO HOUSES

- Turf to front gardens
- Riven Buff paving flags to be laid to approved design
- Brown pressure treated fencing and gates where specified (1800m high)
- Trees and shrubs planted to approved design
(For clarification on any of the above items please discuss with the onsite sales executive.)

DECORATION

- Magnolia emulsion to walls
- White gloss painted woodwork
- Skimmed plastered ceilings with white emulsion

GENERAL

- LABC 10 year warranty
- All properties are constructed using traditional methods