



## THE GRANARY

### 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

We operate a policy of continuous product development and may vary this from time to time. Consequently this information should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. For individual property specification, please contact your sales executive.

