

SPECIFICATIONS

The Pastures

HOLME-ON-SPALDING-MOOR

CONTEMPORARY APPOINTED "style without compromise"



Please note: Ward Homes Yorkshire reserves the right to alter designs, specification, equipment and fittings where necessary. These specifications are only a general guide.

KITCHEN

- Porcelanosa Residence range as standard
- Soft close doors in a selection of wood and pastel finishes
- Standard Residence door with choice of handle
- Integrated aluminum handle on 4 beds
- 12mm KRION K-Life worktop complete with upstand
- Airslate splashback behind hob in a selection of colours
- KRION 500mm integrated sink and Noken contemporary tap
- AEG built-in single electric oven
- AEG built-in combination microwave oven on 4 beds
- AEG four zone Induction Hob
- Elica Sklock built-in extractor
- CDA curved glass island extractor
- CDA integrated fridge freezer 70/30
- AEG integrated 60cm dishwasher
- uPVC door and sidelights in Agate Grey on semis
- Aluminum bi-fold doors in Agate Grey on detached
- Ceramic floor tiles from Porcelanosa (upgrade only)

UTILITY

- Porcelanosa Residence range to match main kitchen
- 12mm KRION K-Life worktop complete with upstand
- Space for washing machine and dryer

BATHROOM & ENSUITE

- Layout of sanitaryware as sales plan
- Roca Dama-N btw pan with soft closing seat
- Roca Dama-N basin and semi pedestal
- Roca Debba wall hung vanity in gloss anthracite where specified
- Roca L20 basin mixer
- Roca bath and Mira shower screen
- Aqualisa Midas 220 bath shower mixer
- Aqualisa Lumi bathroom shower
- Roca double-ended bath with Roca L20 deck-mounted bath filler
- Low-profile shower tray and Mira shower door
- Aqualisa Midas 220 ensuite shower
- Redroom TT towel rail in anthracite
- Ceramic wall tiles from Porcelanosa
- Ceramic floor tiles from Porcelanosa (upgrade only)

CLOAKROOM

- Layout of sanitaryware as sales plan
- Roca Dama-N btw pan with soft closing seat
- Roca Dama-N basin and semi pedestal
- Henrad pre-finished white contemporary radiator
- Tiled splashback above basin

ELECTRICAL

- White slimline PVC electrical accessories throughout
- Lounge fitted with TV, satellite and telephone point
- TV socket to kitchen
- One TV socket to bedroom 1 and 2
- One network point in lounge
- Satin chrome downlights to kitchen/bathroom/ensuite with GU10 LED lamps
- Pendant light fittings throughout
- Digital TV aerial located in the roof space with loft light
- Satellite dish mounted externally
- Garage light and switch
- Garage double socket
- External lights to front and rear
- Bulkhead light to porches

STAIRS

- Timber stairs with square newel posts and gun metal newel caps
- Painted stop chamfered balustrades

HEATING

- Full central heating to comply with NHBC Standards
- Ideal Standard combination boiler (2 yr. guarantee)
- Ideal Standard system boiler and pressurized hot water cylinder (2 yr. guarantee)
- Zoned heating and thermostat
- Henrad pre-finished white contemporary radiator throughout
- Thermostatic radiator valves
- Redroom TT heated towel rail in anthracite

INTERNAL FINISHES

- Neutral emulsion to walls
- Smooth ceilings in white emulsion
- Staircase and handrail painted in neutral satin
- Woodwork in neutral satin throughout
- One panel moulded Safe 'n' Sound doors
- Glazed doors in utility where specified
- Contemporary square skirting
- Contemporary square architraves
- Polished chrome lever door handle
- No floor coverings are provided

SECURITY

- Mains-operated alarm with keypad
- Bells-only external box
- Mains-operated carbon monoxide, smoke and heat detectors

LANDSCAPING

- Turfed front gardens
- Landscaping and trees where shown

BOUNDARY FENCING

- 1.8m feather edge fencing between adjacent boundaries
- Timber gate with barrel bolt and Suffolk latch

PATHS/PATIO

- Driveways in grey permeable colour setts
- Saxon natural paving slabs to paths and patio

OTHER EXTERNAL FEATURES

- Composite front door in anthracite
- uPVC double glazed casement windows and doors in Agate Grey
- uPVC double glazed sliding balcony doors in Agate Grey
- Aluminum curtain walling where shown
- External tap to garden
- Automated unribbed sectional garage door in Agate Grey
- White half round plastic gutters and matching fall pipes
- Glazed balconys

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floors to ground floors, timber floors to first floor except apartments
- Exterior treatments are complementing red and buff facing brick and white render
- Clay roof tiles and matching cloaked verges
- All mains services are connected including water, electric, gas, telecoms and drainage

WARRANTY

- 10 year NHBC warranty

TENURE

- Freehold