



New Home HONOR COTTAGE
BARLEY VIEW, Prestwood

GENERAL SPECIFICATION

Construction:

The external walls will be constructed with Bucks multi facing bricks, with knapped flint panels to the elevations or as shown, high levels of cavity insulation and insulating blockwork. The roofs are clad in brown plain tiles. All Subject to Council's approval

External doors, frames and windows are white UPVC high performance fully sculptured window units with security locking. All windows to receive 22mm double glazed units.

Internal Fittings:

Internal Doors: Ground floor and first floor to receive timber finish panel doors with black antique finish ironmongery. All surrounded by painted softwood door frames and moulded architraves and matching moulded skirting boards.

Floors: Bathrooms, ensuites and cloaks to receive ceramic floor tiles with a choice of tiles (**with upgrades available).

Kitchens: Kitchen floors to receive ceramic tiles as above to compliment the kitchen units, all of which will be elegantly fitted with a choice of modern style units and post formed worktops. (**With upgrades available). All kitchens will be fitted with 1½ bowl sink unit with mixer taps, single fan oven, gas hob and integral unit style extractor hood. Appliances all in stainless steel finish*. Tiled walls above work surfaces again with a choice of tiles. (**With upgrades available).

Bathrooms: Bathroom, ensuite and cloakroom to receive cottage style white suites with chrome plated taps. All will have stylish half height ceramic tiling in keeping with the theme of the home, full height to shower areas and bath areas. Shaver sockets. **Choice of tiles with upgrades available

Heating: Full gas fired central heating and hot water will run via a wall mounted condensing boiler provided in the kitchen or Utility to feed underfloor heating to ground floor and radiators to first floor with thermostatic radiator valves. Indirect hot water cylinder with immersion heater in airing cupboard.

Electrical: Dual TV/FM sockets to lounge, dining room, kitchen and all bedrooms. Telephone sockets to lounge, kitchen and all bedrooms. White MK socket/switch plates to ground and floor first floors.

Staircase: Softwood staircase with Barley twist balusters and newel posts all finished in white gloss with oak hand rails and newell caps to compliment the finish.

Internal Decoration: White gloss finished decorated woodwork, Walls to receive Magnolia emulsion paint and coved ceiling finished in white.

Services: Mains water electricity, gas and drainage are connected to each home. Telephone socket outlets are installed but purchasers will need to arrange for their own connections. Ample socket points will be provided with wiring to loft space for TV/FM. (NB. aerials are to be provided by the purchasers).

External works/landscaping:

All grassed areas will be turfed or seeded and gardens separated and bounded by a range of fencing. A landscaping scheme will be agreed with the Local Authority with respect to planting etc.

*** Appliances in the kitchen are all subject to design and layout.**

**** Upgrades only available if contracts exchanged with sufficient lead in period.**

Guarantees:

I.L. Beeks (HW) Ltd is a class A graded, premium member of both the Zurich Municipal and NHBC Guarantee Schemes and all homes will carry one of their 10 year insurance guarantees.

Tenure:

All dwellings are sold freehold.

Whilst every effort has been made to ensure that the information contained within this specification is correct, it is designed specifically as a guide and we reserve the right to amend the specification as necessary and without notice. This does not constitute or form part of a contract or sale.