

THE SPECIFICATION



THE HAWTHORNS
AT ST MARY'S VIEW
Gislingham



ENHANCED SPECIFICATION

All housetypes include

- **10 year NHBC Warranty** • 2 Year emergency cover • Air source heat pump heating system
- Symphony Platinum kitchen upgrade to include: • Choice of kitchen furniture and ironmongery* • Choice of quartz worktops to both Kitchen and Utility*
- Rangemaster cooker with induction hob • Quartz splashback • Rangemaster Pro spray tap to the kitchen • White goods: Wine cooler, Dishwasher, Fridge/freezer (Bosch)
 - Plinth lighting to the kitchen • Recessed lighting to the kitchen • Under unit lighting to the kitchen • Plumbing for washing machine
- Kohler Reve sanitaryware • Wet rooms: • Be-modern fitted furniture to the bathroom and master en-suite • Shaver point to Bathroom and en-suites • Ceramic/Amtico flooring to the Bathroom, WC and en-suites • **Mira honesty taps & fittings** • Chrome duel fuel towel radiator to bathroom & en-suites
 - Low maintenance GRP fibre colour grained front door (black colour) and rear door (cream colour)
 - Cream UPVC double-glazed windows and French doors (where specified on plans) • Oak 5 vertical panel internal doors throughout
- Flooring throughout to include: • Hall and Sitting Room Ceramic / Amtico / Carpets • Amtico flooring to the Kitchen, Utility, Family Room and Dining Room
 - Carpets to stairs, landings and bedrooms • **Tiles are British brand Johnsons Tiles**
- Hammonds wardrobe to master bedroom.
- Chrome internal ironmongery • White sockets & switches, TV & BT sockets • Chrome downlighters to bathrooms and en-suites
 - Media plate to lounge • Chrome doorbell • Hearth and Oak mantel
- White emulsion walls and ceilings • White satinwood to woodwork • Mains-operated smoke detectors to all floors
- Timber 1800mm close board fence on timber posts** • Paving slabs to patio area*** • **Turf to front and rear gardens*****
- PIR activation external light to front door • Swing open electric gates • Block paved driveway with landscaped front garden • Electric garage doors
 - PIR lighting to the front of the garage • Wireless Security Alarm

All choices of tiles & flooring subject to build stage

* Subject to build stage ** Please check with Sales Executive for details of specific house type *** Refer to landscaping and boundary treatment plan

LOVELL
HOMES