

# Ellingham Green specification

## Electrical

- TV points throughout
- Low energy external lighting to the front and rear of homes
- Mains connected smoke and carbon monoxide Detectors\*
- Heating and hot water provided by Mitsubishi air source heat pumps



## Bathroom & En-suites

- Contemporary white sanitaryware with chrome fittings
- Down lighting to ceiling
- Heated chrome towel radiator
- Porcelenosa tiling to floors and walls



## Kitchen

- Symphony Ashbourne kitchen units with a premium worktop and upstand, offered in a range of colours and finishes. (choice subject to build stage)
- Down lighting to ceiling with under pelmet lighting to underside of wall cabinets
- Stainless steel Splashback behind hob
- Soft close doors
- Selected integrated appliances to all plots
- Range ovens available in certain plots
- Electric ceramic hobs and extractor fan as standard
- Double ovens to 3, 4 and 5 bedroom homes - where applicable



## Decorative finishes

- Internal walls finished in a white finish
- Ceilings finished in white matt emulsion with smooth plastered finish
- 5 panel white Suffolk doors with matching brushed chrome door furniture
- Oak handrails throughout all homes

## General

- NHBC 10 year guarantee
- Flagship Homes defect period of 24 months, commencing from build completion date

