



# A Luxurious Specification

## AS STANDARD

### Heating

Underfloor, boiler fed heating to ground floor excluding cloakroom - heated towel rail.  
Radiators to upper floors.

### Sanitaryware

Duravit Sanitaryware and Vado Brassware to all wet rooms.  
Chrome shower enclosure with adjustable sliding shower heads to En-suites.

### Wall and Floor Tiling

Porcelanosa tiling to all wet rooms.

**Main Bathroom:** Wall tiling - full height throughout. Floor tiling - fully tiled.

**Master Bedroom 1 En-suite:** Wall tiling - full height throughout. Floor tiling - fully tiled.

**Bedroom 2 - En-suite 2.5 storey house only:** Wall tiling - full height wall tiling to shower enclosure. Half height wall tiling to remainder. Floor tiling - fully tiled.

**Cloakroom:** Wall tiling - single tile splashback to wash hand basin only.

**Kitchen:** Please note Kitchen floors are not tiled as standard but it is available as an extra.

### General

Shaver Socket to all wet rooms.

Chrome switches and sockets to entire ground floor and landing.

Chrome ceiling spotlights to Kitchen area, Utility, Bathroom, En-suite and Cloakroom.

TV and BT points provided. Aerial cable from sockets left in roof space (no aerial).

External wall mounted contemporary lights provided at each external door from a habitable room.

Doorbell to front door.

Digital Alarm System.

Neff integrated appliances provided to Kitchens - excluding Wine Cooler (CDA) only available on 5 bed properties.

Neff single oven to all properties.

Gas hob as standard on 3 and 4 bed properties, induction hob as standard on 5 bed properties.

Washer dryer to 3 bedroom-semi only.

Appliance spaces only for 4 and 5 bed properties in utility rooms for own washer and dryer.

Dishwasher to all properties.

Integrated Microwave/Oven to all properties.

Integrated Fridge/Freezer to all properties.

Extractor fans provided as per drawings.

Feature French polished Oak staircase.

Cottage style pre-finished Oak internal doors with chrome hardware.

Aluminium Bi-fold doors to all properties.

Integrated Solar PV panels fitted flush into the roof.

Maintenance free - Black woodgrain uPVC fascias and soffits.

Anthracite Grey uPVC square leaded windows to all developments apart from the bi-folds which are plain glass.

Composite woodgrain entrance doors.

### External

Hard and soft landscaping to front garden. Turf to front and rear gardens.

Fully fenced rear boundaries 1.8 metre fencing. Plot divisional fences feathered edge faced on both sides.

Premium permeable block paving to all private driveways.

Outside tap.

Solid cedar wood garage door.

Power and light to all integral and detached garages.

### Disclaimer

Oak Tree Developments reserve the right to substitute products that are

