



THE PADDOCK SPECIFICATION

KITCHEN / DINING / FAMILY ROOM / LIVING ROOM

- Fitted kitchen in shaker style to plots 1, 2, 3, 4, 5 and 14. Cool White style kitchen to plots 6, 7, 8, 9, 10, 11, 12, 13 with integrated appliances to include: Oven, induction hob and extractor hood
- Fridge / freezer
- Dishwasher
- Underfloor heating to entire ground floor to plots 1, 2, 3, 4, 5 and 14

UTILITY ROOM (WHERE APPLICABLE)

- Space for washing machine
- Sink
- Worktops

CLOAK ROOM

- Concealed cistern WC
- Hand cloak basin with half pedestal
- Tiled floor and splash back

BATHROOM & ENSUITE

- Tiled floor & glazed shower unit
- Shower cubicle with fitted shower
- Heater chrome ladder towel rail

GARDEN

- Paved patio to rear of property and garden laid to lawn
- Outside tap
- Side pedestrian gate * where applicable
- External lighting to front and rear
- External socket

GENERAL

- Gas central heating throughout
- 10 year structural warranty
- Double glazed windows
- French doors to rear garden
- Digital ready points in lounge, kitchen and all bedrooms
- Help to buy available on all plots
- Electric gates will be provided
- Each private plot will benefit from a garage

DISCLAIMER

At the time of publishing this specification is correct. However during the construction process all items are subject to modification as necessary and without notice.

Please note: All the visuals in this brochure are for illustrative purposes only and maybe subject to change throughout the building process.