



Earls Rise

Specification



Stock photography

Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.



Specification

Kitchen & utility rooms

- Stylish Creative Designs kitchens with Bosch appliances
- Laminate worktops to kitchen
- Four or five zone induction or venting hob (as design dictates)
- Built in single oven
- Built in microwave oven (Bargower – Brodick)
- Built in oven/microwave combination (Cleland – Moncrief)
- Built in fridge freezer (Bargower – Gordon)
- Built in fridge freezer x 2 (Kennedy – Moncrief)
- Built in dishwasher
- Contemporary tap in kitchens & utility
- 1½ bowl stainless steel sink in kitchens
- Single bowl stainless steel sink in utility rooms

Cloakrooms, bathrooms & en suites

- White sanitaryware from the Laufen range
- Contemporary taps and fittings
- Glass finished shower enclosures
- White shower trays
- Thermostatic shower valves and heads
- Chrome towel warmers to bathroom and bedroom 1 en suite
- Full height tiles to bath and shower enclosures
- Vanity units to bathroom, bedroom 1 en suite and cloakroom

Decoration

- Internal walls will be finished in White emulsion
- Ceilings will be finished in White emulsion
- Pre-finished white pass doors
- Satinwood white paint to skirtings and facings

Wardrobes

- Stylish bi-fold wardrobe doors with shelves and hanging rails to bedrooms (as design dictates)

Electrical

- Ample power, TV and telephone points throughout
- Shaver socket in bathroom and each en suite
- Master TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/ behind worktop
- Downlighters to kitchen, utility and all bath and shower rooms
- Chrome socket fittings to kitchens – white elsewhere

Security & safety

- Alarm system
- Mains-wired smoke detectors
- Battery operated CO detectors

Plumbing & heating

- Dual zone heating system with programmable controllers
- Central heating via a hybrid air source heat pump or boiler system
- White uPVC double glazed windows
- Individual thermostatic control valves on radiators (except those with programmable thermostat)

Externals

- Turf to front garden and landscaping works as per landscaping design drawing
- Monoblock driveways
- Slabbed Patio area (as design dictates)
- Rough raked and rotovated rear garden
- External rear tap
- External socket to patio area
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



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