

# SPECIFICATIONS

## Kitchen

- Choice from extensive range of superb contemporary German kitchen furniture
- Neff appliances
- 2 Single electric ovens and induction hob with stainless steel cooker hood and built in microwave
- Integrated fridge & freezer or American fridge freezer
- Integrated dishwasher
- 50mm laminate worktops with matching upstand to walls matching worktop
- Plumbing for washing machine
- Utility room to include base units as per kitchen

## Bathroom

- Fully tiled walls to bath and shower area. All other walls half tiled
- Contemporary white sanitary ware consisting of basin, w.c. and acrylic bath with shower
- Under floor heating and heated towel rail

## En-suite's

- Contemporary white sanitary ware consisting of basin, w.c. and shower cubicle with shower
- Main bedroom en-suite will be a wet room fully tiled
- Fully tiled walls to shower area. All other walls half tiled

## Roof Space

- Attic trusses with useable floor space, velux windows and loft ladder (future habitable space)

## Electrical

- Polished chrome sockets and switches throughout
- Downlighters in kitchen, bathrooms, cloakrooms and en-suites
- TV to all bedrooms, lounge and family room, sky dish and wired for sky plus
- Telephone points to hall, master bedroom, study and lounge
- PV Solar panels with feed in tariff

## Doors, Woodwork and Decoration

- Oak staircase

- Oak flush doors with chrome ironmongery
- Feature coving to lounge
- Skirting - 175mm chamfered, skirting - 75mm chamfered acrchitrave
- Woodwork - white satinwood
- Walls - magnolia matt emulsion
- Ceiling - white matt emulsion

## Central and Water Heating

- Gas central heating system with condensing boiler and unvented cylinder system
- Under floor heating to ground floor and radiator system to first floor

## Glazing

- Sealed, K glass Grey PVCu casement windows with patio doors, Hardwood feature front door

## Security

- High quality security alarm
- Three point locking system to all external doors and windows
- Smoke detectors to each floor and heat detector in kitchen
- All properties to be Secured by Design

## Gardens

- Front and rear gardens laid to turf
- Rear gardens to have 1.8m screen fence
- Trees and shrub planting in accordance with landscaping layout

## External

- Block paved driveway with concrete edgings
- Paved patio area in rear garden

## Warranty Cover

- All Ravenscroft Houses will have the benefit of a 10 year warranty from the NHBC
- Management Company set up for future maintenance of the private road

These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Ravenscroft Homes reserve the right to vary details from time to time as may be necessary



Briarswood





# Briarswood

**BRIARSWOOD**  
Colwyn Heights