



SALES SPECIFICATION

FAIRFIELD, HEXHAM



KITCHEN AND UTILITY

- Premium Quality fitted kitchen and utility with a comprehensive range of wall and base units including central breakfasting Island finished with a classic door, drawers and handles.
- 30mm granite worktops and upstands (20mm worktops to utility)
- AEC appliances including integrated fridge freezer, dishwasher, double oven and Island Induction Hob with Integrated Extractor.
- White feature granite sink with mixer tap to kitchen
- Plumbing connections for washing machine.



BATHROOM & ENSUITE

- Contemporary sanitary ware from the Porcelanosa Urban C range with chrome fittings
- Wall hung WC with flush plate and soft close seats
- Built in bath with mixer tap, over bath shower and hand rinse
- Wall hung vanity units with integrated washbasin and chrome taps
- Fixed rain head shower and hand rinse with chrome thermostatic valve to ensuite complete with sliding shower door and Mineral Stone shower tray
- Full height wall tiling to the shower and bath enclosures and half height to all other bath and ensuite walls from the Porcelanosa tile range.



HEATING, PLUMBING & ELECTRICAL

- High-efficiency gas combination boiler with white premier wall hung radiators with thermostatic valves
- White LED down lights to bathroom, ensuite entrance hall and landing
- Chrome ladder towel rails to Bathroom and Ensuite
- White slimline switches and sockets throughout the ground and first floor with Brushed Chrome fittings to the kitchen.
- Full Fibre broadband
- Security alarm
- 7Kw Car charging point
- No's 11 & 12 will have lighting and a power point located in the garage
- Outside cold tap to rear of property
- External feature lighting



INTERNAL FINISHES

- 40mm Feature painted panel door with Antique Brass Knurled Lever on Rose Door Handle with matching hinges
- 6" Ogee skirting and 4" Ogee Architrave with an off-white acrylic eggshell.
- Oak feature handrail with painted balustrade and newel posts
- Matt Emulsion finish to walls and ceilings
- LVT tiling to the Kitchen, Entrance Hall, WC and Utility
- Carpets to the stairs, landing and bedrooms



GENERAL BUILD SPECIFICATION

- Two allocated parking spaces (No's 9,10,13 & 14 will have a third parking space)
- Energy Efficient UPVC double glazed windows and composite doors with multi point locking
- Turf to front gardens with rear gardens topsoiled and seeded
- Paved patio area to rear gardens with steps up to the large gardens
- Feature planters to front entrance.
- Maintenance friendly UPVC gutters and fascia
- 10 Year Build warranty provided by ICW



BUILT FOR COMFORT. DESIGNED FOR LIFE.

Quality materials, thoughtful design and attention to detail deliver homes that are built to a high standard and made to last.

