

FOREST EDGE

FORDINGBRIDGE

SPECIFICATION

KITCHEN

2 and 3 bedroom homes

- Fully fitted designer kitchen with laminate worktops and integrated appliances
- Neff Single slide and hide oven
- Neff 4 ring gas hob
- Integrated fridge/freezer
- Integrated washer dryer
- Integrated dishwasher
- Hob extractor
- Undermount LED lights to wall cabinets
- Recessed ceiling downlights
- Inset sink and drainer with chrome mixer tap
- Karndean flooring

4 bedroom homes and apartments

- Fully fitted designer kitchen with Quartz worktops and integrated appliances
- Neff Single slide and hide oven
- Neff microwave combination oven (houses only)
- Neff 5 ring gas hob with 4 ring gas hob inside the apartments
- Integrated fridge/freezer
- Integrated dishwasher
- Hob extractor
- Undermount LED lights to wall cabinets
- Recessed ceiling downlights
- Undermount sink and drainer with chrome mixer tap
- Karndean flooring
- Space for freestanding washing machine and tumble dryer in utility room and in the utility cupboard inside the apartments
- Laminate worktop with inset sink in utility room to 4 bedroom homes only

Note: All homes come with an electrical provision to accommodate future installation of an electric induction hob. Upgrade available subject to build stage, additional charge and availability.

LIVING ROOM

- Low energy pendant lighting
- Carpets included
- Multi-media point with 2 x double sockets, 2 x CT100 aerial / SAT
- 1x BT and 1x HDMI
- High level TV point with single socket and HDMI cable run to multi-media point

BATHROOMS

- Porcelanosa wall and floor tiles
- White sanitaryware
- Chrome brassware
- Dual fuel heated towel rail in bathroom, en suite and cloakroom
- Recessed ceiling downlights
- Mirrors to bathroom and en suite where possible
- Shaver point to bathroom and en suite
- White vanity units to all basins
- Shower & screen over bath where possible
- Surface mounted shower mixer valves and riser kit, rain head with rigid riser kit to en suite shower

BEDROOMS

- En-suite to Master Bedroom
- Carpets included
- Built-in wardrobe to Master Bedroom
- Built-in wardrobe to bedroom two in 4 bedroom homes
- Low energy pendant lighting with two way switches
- 2 USB sockets in Master Bedroom
- TV and BT points to all bedrooms

ADDITIONAL FINISHES

- Staircase with oak timber handrail and softwood balustrade
- Gas combi boiler to 2 & 3 bedroom homes. Gas System boiler with pressurised cylinder to 4 bedroom homes and homes in excess of 120m²
- Karndean flooring to hallway, cloakroom, kitchen and utility room (if applicable)
- Carpets included in all other rooms
- Walls painted in Dulux Swansdown emulsion
- Timber painted in Dulux white satin
- UPVC double glazed windows
- Smoke alarms and heat detectors
- Fuse spur for future installation of security alarm system
- Oak veneered cottage style doors with chrome handles
- ONT optical network with fibre optic cable for BT connection

EXTERNAL

- Garages (if applicable) with power & lighting, fuse spur included for future install of motorised garage door
- External water tap
- External electrical socket
- Turf to gardens
- Patio
- Grey composite front door
- Low light spill (bat friendly) external wall lights. PIR control at front door
- Electric vehicle charging point
- PV Solar panels to all 4 bed detached homes

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