

## Skipton Properties Sales Specification – Luxury

### *Hartford – Sharp – Ermysted – Whittaker – Roberts*

#### **Kitchen and Utility**

|                          |   |
|--------------------------|---|
| Units                    | Allendale, Greenwich, Clerkenwell, Halesworth, Chelford, Hockley, Chilcomb        |
| Units                    | Eames, Roberts, Sharp, Whittaker – as above plus Hockey                           |
| Unit Interior            | oak interiors, soft close cupboards and drawers                                   |
| Worktop                  | 30mm quartz with drainer grooves  |
| Worktop – Utility        | 38mm square edged Laminate  |
| Lighting                 | Under and over cabinet lighting   |
| Tap                      | Rienza Chrome Swan Neck TAP3547   |
| Tap – Utility            | Rienza Chrome Swan Neck TAP3547   |
| Corner Accessories       | Corner storage  |
| Sink                     | Undermount white ceramic 1.5 bowl   |
| Sink – Utility           | Square Stainless Steel Single Bowl  |
| Accessories              | Timber Cutlery Tray and corner storage  |
| Boiler Housing Kitchen   | As kitchen unit choices   |
| Boiler Housing – Utility | Not included  |
| Oven & Hob               | Smeg Stainless Steel Double Cavity Dual Fuel Cooker                               |
| Extractor                | 90cm stainless steel extractor hood   |
| Ermysted Extractor       | Electrolux 60cm Chimney Hood LFC316X  |
| Fridge Freezer           | Electrolux 70/30 Fridge Freezer LNS5LE18S   |
| Dishwasher*              | Electrolux Full Size Dishwasher KEAF7200L   |
| Slimline Dishwasher*     | Plot Specific   |
| Washing Machine          | Space and plumbing only<br>* Please refer to the kitchen drawing for confirmation |

#### **Cloakroom**

|        |  |
|--------|--|
| Sink   | Instinct Nuance Wash Hand Basin              |
| Tap    | Hansgrohe Logis Single lever basin mixer     |
| Toilet | Instinct Nuance Square Close with Soft Close |

#### **Bathroom**

|               |  |
|---------------|--|
| Sink          | Instinct Nuance Wash Hand Basin                                  |
| Tap           | Hansgrohe Logis Single lever basin mixer                         |
| Toilet        | Instinct Nuance Square Close with Soft Close                     |
| Bath          | Carron Quantum Single Ended Bath                                 |
| Bath Tap      | Hansgrohe Logis Single lever basin mixer                         |
| Shower        | Hansgrohe ecosmart 100 chrome shower over bath and shower screen |
| Shaver Socket | White plastic  |

#### **En-Suite**

|               |  |
|---------------|--|
| Sink          | Instinct Nuance Wash Hand Basin              |
| Tap           | Hansgrohe Logis Single lever basin mixer     |
| Toilet        | Instinct Nuance Square Close with Soft Close |
| Shower        | Hansgrohe ecosmart 220 chrome shower         |
| Shower Screen | Instinct 8 Enclosure                         |
| Shower Tray   | White Resin Tray                             |
| Shaver Socket | White plastic                                |

#### **Electrics**

|                          |   |
|--------------------------|---|
| Sockets & Switches       | White plastic, chrome with white inserts to kitchen             |
| External Socket          | Double (Low Level)  |
| Pendent Lights           | Tp24 Led Pendants   |
| Downlights               | Kitchen, Utility, Hall and Wet Rooms, White 7.3W as per drawing |
| lighting to stores       | As per furniture plan   |
| External Light Front     | Motion Sensor Black with bevelled glass, IP44 rated             |
| External Light Side/rear | Motion Sensor Knightsbridge Black Up Down Led                   |
| Garage Light             | Ansell Batten LED   |
| Door Bell                | Byron Wired Bell in Brushed Nickel                              |
| Alarm                    | Simplisafe Alarm system – see drawing                           |
| BT and TV Points         | As per drawing, white plastic                                   |
| Fibre                    | Openreach & Virgin Fibre Optic Broadband (FTTP)                 |
| EV Charging Point        | Project EV Single Phase EV Charging 7 Kw                        |
| Extractor Fan            | Titon Ultimate dMEV   |

#### **Fire**

|               |  |
|---------------|--|
| Fire & Hearth | Sunvision 5 with Limestone Chamber with slate hearth and faux oak mantle |
| Fuel          | Wood   |
| Flue          | 5" Solid fuel liner with clamp, plate, terminal and cowl                 |

#### **Heating**

|                     |   |
|---------------------|---|
| Fuel                | Gas   |
| Boiler (2-3 beds)   | Ideal Logic ES35 +  |
| Boiler (4 beds)     | Ideal Logic ES30  |
| Cylinder (if shown) | Ozo Super Coiler 180L (Foster 1320 x 650 horizontal cylinder) |
| Thermostat          | Dual zoned heating Honeywell T6                               |
| Towel Radiators     | Bathroom and en-suite – Towelrads Square 1200mm x 600mm       |
| Radiators           | Stelrad Henrad Compact  |

#### **Woodwork**

|                |                                       |
|----------------|---------------------------------------|
| Stairs         | White painted closed string staircase |
| Newels         | 90mm square softwood                  |
| Spindles       | 40mm chamfered                        |
| Handrail       | Oak fixed between newels              |
| Skirting       | 7' 4mm bevel                          |
| Architrave     | 3' 4mm bevel                          |
| Internal Doors | One Panel Premdor Painted White       |
| Ironmongery    | Bridgnorth Smooth Black Lever Latch   |

#### **Windows /Doors**

|                   |  |
|-------------------|--|
| Material/Colour   | Thin Profile UPVC, Cream with White Inner with trickle vents white |
| Handles           | white  |
| Rooflights        | VELUX Double Glazed with electronic opening                        |
| Front / Rear Door | Composite Black  |
| Lock              | 3 Point lock enhanced security                                     |
| Letter Box        | Centered Chrome  |
| Vision Panel      | Clear toughened  |

#### **Garage**

|               |                                  |
|---------------|----------------------------------|
| Door          | Black Sectional Electric Opening |
| Personel Door | Composite Black                  |

#### **Roofing**

|             |  |
|-------------|--|
| Main Tiles  | Flat Concrete Dark Grey Northstone Causeway or similar |
| Porch Tiles | Flat Concrete Dark Grey Northstone Causeway or similar |

#### **External Finishes**

|                   |  |
|-------------------|--|
| Build Method      | Masonry                                      |
| Walling           | Blackened Tumbled                            |
| Paths/Patios      | Indian Raj Green                             |
| Drives            | Permia Granite Stone                         |
| Gutters/Downpipes | Polypipe Half Round Black                    |
| Meter Cabinets    | Painted to match windows                     |
| External Tap      | 15mm Brass                                   |
| Gardens Rear      | Topsoil & turf                               |
| Gardens Front     | As per planning approved landscaping designs |

#### **Decoration**

|                          |                      |
|--------------------------|----------------------|
| Walls / Ceilings         | Dulux White Emulsion |
| Skirts/Arch/Door/ Stairs | White Gloss          |

#### **Wall Tiling**

|                  |   |
|------------------|---|
| Kitchen          | Between worktop and units   |
| Cloakroom        | Half tiling to sanitaryware walls   |
| Bathroom/Ensuite | Half tiling behind toilet and sink full to shower/bath with brushed chrome trim |

#### **Please Note**

Specification correct at time of print – 12th August 2024  
 Skipton Properties Limited reserve the right to amend the specification at any time. Upon reservation, your sales advisor will discuss the specification of your home in detail to allow you to make an informed decision to proceed. We pride ourselves on our high specification however we appreciate you may wish to enhance features of your home, please ask us about our Interiors Collection