

## 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 <i>* Please refer to the kitchen drawing for confirmation</i>

#### **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	Duel 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