



BROADOAKS PARK



SPECIFICATION SUMMARY

NEW BUILD HOMES

BROADOAKSPARK.CO.UK



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SPECIFICATION SUMMARY

CATEGORY	DESCRIPTION
Brickwork	Danehill Yellow/Ibstock Capital Multi/FLB Rural Multi
Carpets	80/20 wool blend velvet carpet on premium quality underlay
Construction	Traditional brick and block
Cornice	Octagon bespoke plaster cornice
Electrical	LED recessed downlights. PIR to cupboards, utility and garage. En-suites to have low level nightlight in addition to switched lighting
Fireplace	Glass fronted gas fire to certain plots
Hot and Cold Water	Boosted pressurised hot and cold water throughout property
Internal Doors	White painted solid 2 panel step bead doors
Internal Door Heights	2040mm door heights
Ironmongery	Polished chrome
Kitchen	Bespoke kitchen design with high gloss lacquer or matt finished cabinets with quartz work surface, a full range of Siemens appliances and boiling water hot tap
Utility	White laminate cabinets with quartz stone work surface
Mechanical Ventilation	Whole house ventilation with heat recovery system

CATEGORY	DESCRIPTION
Mood Lighting	To main kitchen/living room (fully expandable to other areas)
Plumbing and Heating	Gas fired boiler. Underfloor heating to all floors with individual room controls. Bathrooms with electric chrome plated towel rails
Photovoltaic Panels	Hidden on top of main roof across the development where applicable
Roof Coverings	Natural slates or plain clay tiles
Sanitary Ware	White and in various designs, including Villeroy & Boch and finished with polished chrome fittings
Skirting and Architrave	Octagon bespoke stepped profile
Staircase	Carpeted staircase with hardwood handrail and newel posts
Stonework	Wet cast Portland finish
Switch Plates	Polished chrome to ground floor. White MK or similar to all other rooms
TV/Video/Radio and Data Distribution	Cat 6 Data distribution from patch panel
Wall and Floor Tiles	Porcelain floor and wall tiles
Wardrobes	Bespoke fitted to master bedroom
Window Frames	Double-glazed timber sliding sash and casement window frames

EXTERNALS

CATEGORY	DESCRIPTION
EV Charging Point	Provided to certain car parking areas and wired to selected others
External Doors	Hardwood or painted aluminium sliding/folding
External Power Supply	
External Water Tap	
Garage Door	Automated with remote control
Paths and Patios	Indian sandstone
Private Driveways	Tegular block paved
Rear Gardens	Turfed
Site Pavements	Block paving
Site Roads	Tarmac and block paving
Street Lighting	Heritage style lighting columns and bollards
Gated Development	Plot numbers 37 to 55 inclusive

FLOOR CONSTRUCTION

LEVEL	CONSTRUCTION TYPE
Ground and First Floor	Concrete construction
Second Floor	Screed panel system