



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 |