



# St OSYTH PRIORY SPECIFICATION

New homes at St Osyth Priory Estate are traditionally designed with a premium specification. Benefitting from ease of maintenance and running efficiency, these homes have contemporary living at heart.

## KITCHEN

- Contemporary flat matt doors in soft mid grey
- Silestone worktops, upstand and hob splashback
- Chrome plated undermount sinks with chrome monobloc mixer tap
- Bosch induction hob, single or combi oven\* and island extractor hood [where applicable]
- Elica telescopic extractor hoods elsewhere
- Zanussi dishwasher, fridge freezer and washer dryer [when situated in the kitchen]
- Laminate worktop to separate utility rooms

## BATHROOMS

- Modern wall hung Laufen Pro sanitaryware
- Chrome brassware from Vado ~ monobloc mixer taps and concealed shower valves
- Chrome shaver sockets
- Porcelain tiles to en suite and bathroom walls

## HEATING

- Gas fired combination boiler, radiators upstairs and underfloor heating downstairs
- Opening flue system with a bespoke timber surround with slate in some homes with the potential to install a log burner\*
- Heatmiser Neostat and Neohub smart thermostats to four bedroom

houses, Danfoss to all other properties

## FLOORING

- White wash laminate flooring to living, dining and kitchen areas
- All stairs and bedrooms have 100% textured wool carpet in a neutral colour
- Porcelain floor tiles to halls and WCs
- Porcelain tiles to all bathrooms and en suites

## WARDROBES

- Dressing rooms to master bedrooms are fitted with open shelves and hanging rails. Other master bedrooms include fitted wardrobes, with glass sliding doors where possible.
- Fitted wardrobes to the second bedroom in four bedroom houses

## DETAILING

- Traditional four panel internal doors painted in Dulux Heritage Mudlark with brushed chrome ironmongery
- Front doors painted in Dulux Heritage range
- Walls painted in Dulux Heritage Ash White

## ELECTRICAL

- Combination of recessed downlighters to all bathrooms, en suites and most kitchen areas
- All other areas have pendant fittings

- External lighting to front door
- Electrical garage doors controlled by fob
- All garages and carports have lighting and garages also have power supply
- Residents can install smart meters\*

## ULTRAFAST BROADBAND AND TV NETWORKS

- A variety of hyperoptic broadband packages available\*

## SECURITY

- All homes feature intruder alarms and mains operated smoke detectors
- Secure environment with movement-activated gates at entrance. Number plate reading technology to record all vehicle movements in and out of the development

## LOFTS

- Accessible lofts to certain properties with fitted loft ladders\*

## GARDEN

- All private gardens are turfed with a patio area

## IRONMONGERY & WINDOWS

- Predominantly sliding sash, some casement windows\*
- Ground floor windows and some first floor windows have satin locking handles

\* please ask our Sales Executives for more information