

# Finishing Touches

All house types will enjoy the following as standard:-

**Construction** All the homes at The Hawthorns will be traditionally built using brick and block construction with a concrete tile roof. Foundations are to be traditional strip or piled. First floors will receive tongue & groove moisture resistant boarding.

**Comfort and Security** Gas fired, thermostatically controlled central heating boiler system on 5 bedroom properties - combi-boiler to 2, 3 & 4 bedroom homes. Roof insulation comprising 400mm glass fibre. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors. Gas point and fused spur to receive buyers own fire if need be.

**Finishing Touches** Contemporary skirting board and architrave. Flush panel veneered oak effect internal doors with chrome lever furniture. Chrome sockets and switch plates to kitchen, bathroom and en suite/s.

**Paintwork** Front, rear, personnel and garage doors finished in accordance with architect's specification. White gloss to all internal timbers including stair spindles. Oak handrail. Plastered walls and ceilings will receive white matt emulsion.

**Bathrooms, En Suites and Cloakrooms** Stylish white sanitary ware from Ideal Standard Tempo range mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic mains showers where applicable with waterfall shower head (except second en suite which will be electric). Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and towel rail to all en suites & bathrooms.

**Electrical** TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). Shaver points to bathroom and en suite. USB charging sockets to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Chrome effect door bell and chimes.

**External** Black uPVC fascia, ventilated soffit and rainwater goods. Turfed front garden. Turf & mulch to rear garden (please note where there is a tree within boundary the canopy, circumference will be mulched) Block paved driveway. Timber close boarded fencing & gate. Light and power point to garage. Garden tap. Estate landscaping in accordance with architect's approved layout.

**Warranty** All homes carry the NHBC 10-year warranty (from date of CML sign off).

**Tenure Freehold.** An annual estimated fee of £250 PA is payable for upkeep of green spaces and play area.

**General** Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website [www.seddonhomes.co.uk/consumercode](http://www.seddonhomes.co.uk/consumercode)

The Hawthorns Finishing Touches	Alston	Edenfield	Chelford	Brearley	Kelbrook	Marsden	Mouldsworth	Stanbury	Gawsworth	Ackworth	Mottram
Zanussi S/S 4 ring gas hob	✓	✓	✓								
Zanussi S/S 5 ring gas hob				✓	✓	✓	✓	✓	✓	✓	✓
Zanussi single electric oven	✓	✓	✓								
Zanussi double electric oven				✓	✓	✓	✓	✓	✓	✓	✓
Zanussi integrated washer	✓	✓	✓		✓		✓				
Zanussi integrated dishwasher							✓	✓	✓	✓	✓
Zanussi integrated 70/30 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiling to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hand built German Beckermann kitchen – 6 collections available *	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under pelmet LED lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sliding robes to master bedroom				✓		✓	✓	✓	✓	✓	✓
Class 1 flue to lounge							✓	✓	✓	✓	✓

\*Subject to build stage

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale.

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