

Finishing Touches

All house types will enjoy the following as standard...



Construction All the homes 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 Dual zone thermostatically controlled central heating with energy efficient combi-boilers to 2 & 4 bedroom properties. Traditional central heating system to 5 bedrooms. (Alderley type to receive single zone control). Glass fibre roof insulation. 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 to 4 bedroom homes. Fuse spur only to 2 bedroom properties. Class one flue to 5 bedroom properties.

Finishing Touches Contemporary skirting board and architrave. Modern panelled internal doors with a white satin finish. Built in robes to all master bedrooms or dressing rooms where applicable, to 4 and 5 bedroom homes only. Chrome sockets and switch plates to kitchen, bathroom and en suite/s. Hand built German SieMatic kitchens by Stuart Frazer.

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

Bathrooms, En Suites and Cloakrooms Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected house types only. Glazed shower cubicles with thermostatic mains showers with rainfall shower head to master en suite and electric shower to second en suite (all 5 bedroom homes will feature rainfall shower head to second en suite as standard). Mixers to all baths. Chromium plated ceramic disk taps. Half height Villeroy & Boch wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms (excludes cloakrooms).

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 & rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmacadam driveway. Timber close boarded fencing & gate. Light and power point to garage. Garden tap. Estate landscaping in accordance with architect's approved layout. Some plots to receive PV panels – please speak to your Sales Advisor for more information.

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

Tenure Freehold. Maintenance fee is estimated £350 per annum.

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. Due to global supply chain issues, it may be necessary to substitute appliances with an alternative brand or model number.



Kitchen Finishing Touches	Alderley	Shelley	Bowland	Lawton	Denshaw	Ilkley	Carron	Brearley	Hartford	Tatton	Marsden	Bramhall	Grizedale	Mouldsworth
Hand built SieMatic kitchen by Stuart Frazer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bora Induction Hob with built in extraction					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Neff 80cm Induction Hob	✓	✓												
Neff 60cm Induction Hob			✓	✓										
Neff Slide & Hide Oven		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Neff Double Oven	✓													
Neff Microwave				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Integrated 50:50 Fridge Freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Integrated Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Intagrated Washer/Dryer	✓	✓		✓			✓			✓				✓
90cm Stainless Steel Chimney Cooker Hood	✓	✓	✓	✓										
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glass Splashback behind hob only	✓	✓	✓	✓										
Under cupboard lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiling to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED ceiling lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*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. Please speak to your Sales Advisor for more information. **Due to global supply chain issues, it may be necessary to substitute appliances with an alternative brand or model number.**

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