



## The detail

Each property at The Maples has been carefully designed and detailed to provide the highest level of quality and comfort.

# Specification: for Open Market homes

## Internal Finish

<b>Front Door</b>	Multi point locking steel insulated front door with chrome ironmongery
<b>Windows &amp; French Doors</b>	Double glazed PVCu
<b>Central Heating</b>	High efficiency propane gas fired central heating with mains pressure domestic hot water Combi boiler
<b>Internal Doors</b>	Five panel vertical moulded doors. White satin paint finish. Polished chrome ironmongery
<b>Skirting &amp; Architrave</b>	Chamfered with a white satin paint finish
<b>Staircase</b>	Square newels and chamfered balusters painted. Ash handrail and newel caps finished in a clear stain varnish
<b>Wall Paint Colour</b>	White emulsion
<b>Ceiling Paint Colour</b>	White emulsion
<b>Wardrobes</b>	Built in wardrobes to bedroom one with sliding mirror doors, shelf and chrome hanging rail

## Kitchen

<b>Units</b>	A range of high quality floor and wall units with soft close doors and drawers
<b>Work Surfaces</b>	Laminate work surface with matching up-stands Customer upgrade option to 20mm Quartz ( <i>subject to the stage of build</i> )
<b>Lighting</b>	Low energy downlighters LED lighting to underside and top of wall units
<b>Sink &amp; Taps</b>	One and a half bowl stainless steel sink with drainer and mono single lever mixer tap
<b>Appliances</b>	Finished in brushed stainless steel
<b>Oven</b>	Built in A rated single electric oven for 3 bedroom homes Built in A rated double electric oven for 4 bedroom homes
<b>Hob</b>	Four ring gas hob with flame safety device for 3 bedroom homes Five ring gas hob with flame safety device for 4 bedroom homes
<b>Chimney Hood &amp; Splashback</b>	Glass/stainless steel chimney hood with glass splash back
<b>Fridge/Freezer</b>	Space for free standing fridge/freezer. Integrated fridge/freezer in 4 bedroom homes Customer upgrade to integrated fridge/freezer available in 3 bedroom homes
<b>Washing Machine</b>	Space for washing machine ( <i>if no utility</i> )
<b>Dishwasher</b>	Space for dishwasher

## Utility *(where applicable)*

<b>Units</b>	A range of high quality floor and wall units with soft close doors
<b>Work Surfaces</b>	Laminate work surfaces with matching up-stands Customer upgrade option to 20mm Quartz ( <i>subject to the stage of build</i> )
<b>Washing Machine</b>	Space for washing machine

**NB** The specification is subject to change and/or availability. Please check at the time of reservation.  
MyHome and Affordable by Design properties will have a different specification. Please enquire for details.

## Bathroom

Sanitary Ware	High quality contemporary white suite
Taps	Thermostatic control bath/shower mixer tap in chrome steel finish
Tiling	Glazed floor tiling Full height wall tiling to bath area Glass splashback to wash hand basin
Fixings	Heated towel rail in metallic finish Combined shaver/light socket
Lighting	Low energy downlighters

## En suite *(where applicable)*

Sanitary Ware	High quality contemporary white suite
Taps	Thermostatic control mixer tap in chrome steel finish
Shower	Electric shower with low profile shower tray, bi-fold or sliding door in silver/clear glass finish
Tiling	Glazed floor tiling Full height wall tiling to shower cubicle Glass splashback to wash hand basin
Fixings	Heated towel rail in metallic finish Combined shaver/light socket
Lighting	Low energy downlighters

## Cloakroom

Sanitary Ware	High quality contemporary white suite
Taps	Thermostatic control mixer tap in chrome steel finish
Fixings	Integrated splashback and mirror
Lighting	Low energy downlighters

## General

Internal Lighting	100% Energy efficient light fittings, and loft light
Fire Surround	Marble cube fire surround with matching back panel and hearth ( <i>Martock house type only</i> )
Electric Supply	Unswitched electric socket and switched fused spur to all other house types
TV/FM & Telephone	TV/FM Skyplus panel to living room and connection point to bedroom 1 Internal wiring for aerial. Aerial not provided Master telephone socket to hall. Sockets to living room and bedroom 1
Alarm System	Spur in under stairs cupboard. Customer upgrade available
External Lighting	Wiring available to rear elevation for external light to be fitted
External Tap	Adjacent to kitchen ( <i>where practical</i> ). Please check at the time of reservation for clarity
Rear Garden	To be top soiled, rotavated and close board fenced

## MANAGEMENT CO.

An approved third party Management Company will be contracted to maintain communal areas and open spaces

## NHBC

Built using the latest construction techniques, all Summerfield Homes come with a 10 year National House Builders Council (NHBC) warranty.

