

Specification

Killams Park



General	2/3 bed	4 bed
Traditional brick and block construction	●	●
10 year NHBC Warranty	●	●
2 years customer aftercare from Summerfield Homes	●	●
Kitchen and Utility Room (where applicable)		
Choice of kitchen door units from selected range (subject to build stage)	●	●
Choice of 20mm silestone worktops with matching upstands (subject to build stage)	●	●
Soft close doors and drawers	●	●
LED tape lighting to underside of kitchen wall units	●	●
Blanco Stainless under slung 1.5 bowl sink with Grohe Eurostyle Cosmopolitan Monobloc mixer tap	●	●
Space, plumbing and electrics for a 60cm dishwasher (where applicable)	●	●
Space, plumbing and electrics for a 60cm washing machine (where applicable)	●	●
AEG 60cm wide Built-In Single Electric Oven	●	n/a
AEG 60cm wide Ceramic Hob	●	n/a
AEG 60cm wide Stainless Steel Chimney Hood and 60cm wide glass splashback	●	n/a
AEG 60cm wide Built-In Double Electric Oven	n/a	●
AEG 80cm wide Induction Hob	n/a	●
AEG 90cm wide Stainless Steel Chimney Hood and 90cm wide glass splashback	n/a	●
AEG 60cm integrated 50/50 Fridge/Freezer	●	●
Cloakroom, Bathroom and Ensuite		
Ideal Standard white sanitaryware to cloakroom, bathroom, ensuite and cloaks	●	●
Ideal Standard wall hung basin unit in white to cloaks	●	●
Combined mirror/splash back over wash basin to cloaks	●	●
Aqualisa thermostatic two way mixer shower and overflow bath filler to bathroom	●	●
Eurowa matt white bath with inward folding bath screen to bathroom	●	●
Full height wall tiling to shower enclosure and around three sides of the bath. Half height wall tiling behind WC's and wash basin to bathroom and ensuite	●	●
Pisa designer towel rail in chrome finish to bathroom and ensuite	●	●
LED illuminated mirror and shaver socket to bathroom and ensuite	●	●
Aqualisa thermostatic mixer shower with drencher head to ensuite	●	●
Ideal Standard low profile shower tray in white with Roman shower doors	●	●
Vinyl flooring to the bathroom, ensuite and cloakroom from the Summerfield range	●	●
Mira Azora electric shower to Bedroom 2 (plots 255 and 283 only)	n/a	n/a
Plumbing and heating		
Ideal Gas Fired combi boiler	●	●
Radiator TRV's fitted to all rooms excluding hall	●	●
Eco friendly showersave, simple counter flow heater exchange fitted to all plots	●	●

Electrics	2/3 bed	4 bed
Downlighters to cloakroom, kitchen, bathroom and ensuite	●	●
Energy efficient light fittings throughout	●	●
Low energy security light with solar sensor and auto shut off PIR sensor to front and rear of property	●	●
Internal wiring for TV aerial in loft (aerial not supplied)	●	●
USB-C twin socket to kitchen, living room and all bedrooms	●	●
Master telecom socket to hall area or understairs cupboard with sockets to living room and master bedroom	●	●
TV point to living room and all bedrooms.	●	●
Mains operated interconnected smoke/heat/CO ² detectors fitted with battery back up	●	●
Wireless doorbell	●	●
Joinery and Decorative Finishes		
GRP insulated front door finished in white, black, grey or green (colour is pre chosen and detailed in materials schedule - speak with the Sales Advisor for more information)	●	●
Front & rear door fitted with multi point locking and chrome ironmongery	●	●
GRP insulated rear door in PVCu frame finished in white or green (colour is pre chosen and detailed in materials schedule - speak with the sales advisor for more information)	●	●
White or Green double glazed PVCu windows with white ironmongery (colour is pre chosen and detailed in materials schedule)	●	●
PVCu French doors finished in white or green with multipoint locking and white ironmongery	●	●
Aluminium Bi-folding patio doors (plots 255 and 283 only)	n/a	n/a
Oak vertical six panel internal doors with chrome ironmongery	●	●
Wardrobe with sliding mirrored doors, hanging rail and shelf with oak frame and graphite mirror (fitted in Master Bedroom only)	●	●
Walls and ceilings finished in super matt white emulsion throughout	●	●
Skirting, architrave, internal door frames and stairs finished in white satin	●	●
Staircase in white satin painted finish with oak handrail and oak newel caps finished in clear varnish	●	●
Outside		
External tap to rear of property	●	●
Front gardens as per approved planting scheme	●	●
Rear gardens to be topsoiled and rotovated	●	●
Up and over garage door to match front door colour white, black, grey or green	●	●
Power and light to garages (excluding plot 222)	●	●
External electric car charging point for plots where possible	●	●
Management Company		
An approved third party management company will be contracted to maintain attenuation and public open spaces at Killams Park. Each property is required to pay a yearly annual fee of £200 to the Management Company. (Figure could be subject to change).	●	●

Killams Park open market properties (excluding My Home) have been designed to provide a variety of finishes across the development. The specification can be subject to change and/or availability. Please be sure to check the finishes/specification with a sales advisor at the time of reservation. Please note that any customer upgrades are subject to build stage and availability. Payments for customer upgrades are non refundable.