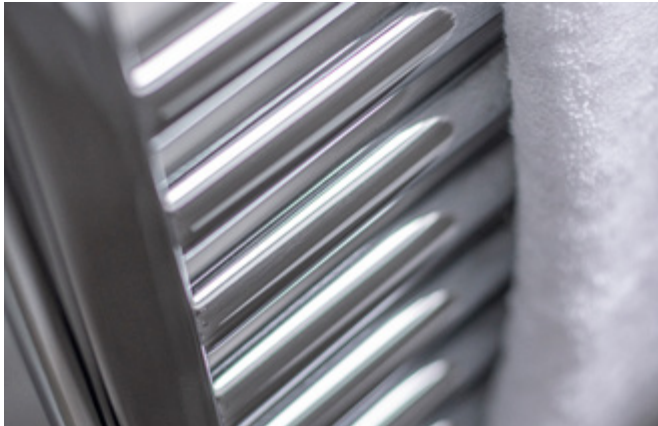


# PRINTWORKS SPECIFICATION

## Electrical

- TV points throughout
- Low energy external lighting to front and rear of homes
- Mains connected smoke and carbon monoxide detectors
- Heating and hot water provided by Valiant gas fired boilers
- Solar panels to selected plots\*



## Bathroom & En-suites

- Contemporary white sanitaryware with chrome fittings
- Down lighting to ceiling
- Heated chrome towel rail
- Porcelenosa tiling to floors and walls



## Kitchen

- Symphony 'Inline' kitchen units in choice of colours and textures. Chrome wave handles (choice subject to build stage)
- Earthstone worktops with upstand to all 3, 4 and 5 bed homes
- Laminate worktop choice to 2 bedroom properties (subject to build stage)
- Down lighting to ceiling with under pelmet lighting to underside of wall cabinets
- Stainless steel Splashback behind hob
- Soft close doors
- Selected integrated appliances to all plots
- Electric ceramic hobs and extractor fan as standard
- Induction hobs to 4 and 5 beds
- Double ovens to 3, 4 and 5 bedroom homes



## Decorative finishes

- Internal walls finished in a white finish
- Ceilings finished in white matt emulsion with smooth plastered finish
- 5 panel white Suffolk doors with matching brushed chrome door furniture
- Oak stair handrail to all properties
- Newark internal doors

## General

- NHBC 10 year guarantee
- Flagship Homes defect period of 24 months, commencing from build completion date