



HIGHFIELDS GREEN SPECIFICATION

THE HOLLY	THE HAZEL	THE BRAMLEY	THE PIPPIN	THE LINDEN	THE POPLAR	THE MERRYWEATHER	THE WILLOW	THE RUSSET	THE CEDAR	THE TYDERMAN
-----------	-----------	-------------	------------	------------	------------	------------------	------------	------------	-----------	--------------

STRUCTURE	THE HOLLY	THE HAZEL	THE BRAMLEY	THE PIPPIN	THE LINDEN	THE POPLAR	THE MERRYWEATHER	THE WILLOW	THE RUSSET	THE CEDAR	THE TYDERMAN
Traditional cavity external walls consisting facing brick outer leaf, fully insulated cavity and block work inner leaf <i>Please consult sales adviser for individual plot finishes</i>	■	■	■	■	■	■	■	■	■	■	■
Traditional tiled roof <i>Please consult sales adviser for individual plot finishes</i>	■	■	■	■	■	■	■	■	■	■	■
Insulated ground floors	■	■	■	■	■	■	■	■	■	■	■
Insulated roof space with fibreglass quilt	■	■	■	■	■	■	■	■	■	■	■
White PVC double glazed windows with security locks (to the ground floor)	■	■	■	■	■	■	■	■	■	■	■
White PVC double glazed French doors	■	■	■	■	■	■	■	■	■	■	■
Black PVC guttering and downpipes	■	■	■	■	■	■	■	■	■	■	■
Front door with multi point locking <i>Please consult sales adviser for individual plot door style</i>	■	■	■	■	■	■	■	■	■	■	■
White rear door with multi point locking <i>Please consult sales adviser for individual plot finishes</i>	■	■	■	■	■	■	■	■	■	■	■
Steel up and over garage doors where applicable <i>Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■	■	■	■	■	■
Personnel door to garages where applicable <i>Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■	■	■	■	■	■
Solar panels <i>Please consult the sales adviser for more information</i>	■	■	■	■	■	■	■	■	■	■	■
INTERNAL FINISHES											
Skimmed ceilings	■	■	■	■	■	■	■	■	■	■	■
Walls and ceilings emulsioned with white paint	■	■	■	■	■	■	■	■	■	■	■
Internal woodwork painted with white gloss	■	■	■	■	■	■	■	■	■	■	■
White vertical panel doors with polished chrome handles	■	■	■	■	■	■	■	■	■	■	■
Hardwood hand rails to painted staircase with chamfered spindles	■	■	■	■	■	■	■	■	■	■	■
Wardrobes as house layouts	■	■	■	■	■	■	■	■	■	■	■
Square edged skirting and architrave	■	■	■	■	■	■	■	■	■	■	■
HEATING											
Gas fired central heating	■	■	■	■	■	■	■	■	■	■	■
Combi-boiler	■	■	■	■	■	■	■	■	■	■	■
Boiler and hot water cylinder	■	■	■	■	■	■	■	■	■	■	■
ELECTRICAL											
External light and front door bell	■	■	■	■	■	■	■	■	■	■	■
Smoke detector in lounge, hallway, landing & kitchen	■	■	■	■	■	■	■	■	■	■	■
Power and light to garages <i>Where possible. Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■	■	■	■	■	■
Provision to garages for Solar Panel battery storage	■	■	■	■	■	■	■	■	■	■	■
Electric car charging ports	■	■	■	■	■	■	■	■	■	■	■
TV points in Lounge and Bedroom 1	■	■	■	■	■	■	■	■	■	■	■
External light to rear door and/or French doors/Patio Doors	■	■	■	■	■	■	■	■	■	■	■

THE HOLLY	THE HAZEL	THE BRAMLEY	THE PIPPIN	THE LINDEN	THE POPLAR	THE MERRYWEATHER	THE WILLOW	THE RUSSET	THE CEDAR	THE TYDERMAN
-----------	-----------	-------------	------------	------------	------------	------------------	------------	------------	-----------	--------------

KITCHEN	THE HOLLY	THE HAZEL	THE BRAMLEY	THE PIPPIN	THE LINDEN	THE POPLAR	THE MERRYWEATHER	THE WILLOW	THE RUSSET	THE CEDAR	THE TYDERMAN
Specially selected high quality fitted kitchen units	■	■	■	■	■	■	■	■	■	■	■
Laminate worktops with matching upstand	■	■	■	■	■	■	■	■	■	■	■
Under unit worktop lighting	■	■	■	■	■	■	■	■	■	■	■
Stainless steel splashback behind hob	■	■	■	■	■	■	■	■	■	■	■
Under worktop double oven, induction hob and chimney extractor hood in brushed stainless steel	■	■	■	■	■	■	■	■	■	■	■
Double oven, induction hob and chimney extractor hood in brushed stainless steel	■	■	■	■	■	■	■	■	■	■	■
Plumbing for dishwasher	■	■	■	■	■	■	■	■	■	■	■
Integrated dishwasher	■	■	■	■	■	■	■	■	■	■	■
Integrated low level fridge & freezer	■	■	■	■	■	■	■	■	■	■	■
Integrated fridge/freezer	■	■	■	■	■	■	■	■	■	■	■
Stainless steel one and a half bowl sink	■	■	■	■	■	■	■	■	■	■	■
Plumbing for washing machine in kitchen	■	■	■	■	■	■	■	■	■	■	■
Plumbing for washing machine in utility/utility area	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink in utility/utility area	■	■	■	■	■	■	■	■	■	■	■
BATHROOM											
White sanitary ware	■	■	■	■	■	■	■	■	■	■	■
Heated towel rail	■	■	■	■	■	■	■	■	■	■	■
Full height tiling to bath, plus half height tiling to rest of room	■	■	■	■	■	■	■	■	■	■	■
Shaver socket	■	■	■	■	■	■	■	■	■	■	■
EN-SUITE(S)											
White sanitary ware	■	■	■	■	■	■	■	■	■	■	■
Heated towel rail	■	■	■	■	■	■	■	■	■	■	■
Thermostatic shower	■	■	■	■	■	■	■	■	■	■	■
Full tiling to shower cubicle, plus half height tiling to rest of room	■	■	■	■	■	■	■	■	■	■	■
Shaver socket	■	■	■	■	■	■	■	■	■	■	■
EXTERNAL											
Landscaped front gardens, turf and/or planting <i>Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■	■	■	■	■	■
Paved rear patio and area for bin storage	■	■	■	■	■	■	■	■	■	■	■
Rear garden boundary fence/wall with timber side gate <i>Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■	■	■	■	■	■
Paved path to front entrance and to side of house, where possible <i>Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■	■	■	■	■	■
Rear gardens left clear	■	■	■	■	■	■	■	■	■	■	■
Bike Stores for plots without garages	■	■	■	■	■	■	■	■	■	■	■
Bat & Bird Nesting boxes <i>Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■	■	■	■	■	■
Hedgehog Friendly Fencing <i>Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■	■	■	■	■	■
WARRANTY											
NHBC 10 year "Buildmark" new homes warranty	■	■	■	■	■	■	■	■	■	■	■

You should please note that all specifications in this brochure were correct at the time of printing. All of the details listed should be discussed with the sales adviser to clarify exactly what items are to be included within the property of your choice. Specifications are for guidance purposes only and do not form part of any contractual obligation. The illustrations and photographs contained in this brochure are examples of Cannon Kirk house types and do not exactly reflect the houses at Highfields Green.