

# FORGE MANOR SPECIFICATION

SHACKLETON | HAVERSHAM | SHAKESPEARE | JENNER | WHITEMOOR  
NEWTON | NIGHTINGALE | WREN | PRIESTLEY | RALEIGH | RICHMOND

## KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Double Electric Oven, 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Quartz Worktop Package (5 Bedroom properties only)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Under Pelmet Lighting
- Chrome Downlighters to Kitchen Areas

## BATHROOMS

- Roca Sanitary Ware in White
- Deva Brassware
- Bathroom and En-suite - Half Tiled with a Choice of Porcelanosa Wall Tiles (all Walls)
- Chrome Heated Towel Rail to Bathrooms and En-suites
- Chrome Downlighters to Bathroom & En-suites (5 Bedroom properties only)

## BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- USB Sockets to all Bedrooms
- Fitted Wardrobes to Master Bedroom (5 Bedroom properties only)

## HEATING SYSTEM

- Gas Central Heating to NHBC Specification

## OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- Walls to be Painted Soft Cream
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Security Alarm
- Electrically Wired Smoke Detectors
- Oak Handrails

## EXTERNAL FEATURES

- White PVCu Windows and White Rear/Side/French Doors (if applicable)
- Black Composite Front External Door and Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Garages
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- External Tap
- 1.8m Close Boarded Divisional Fencing to Rear Garden

## WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

# FORGE MANOR SPECIFICATION

BRANCASTER | CHURCHILL | BAIRD | OAKMERE

## KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Single Electric Oven, 4 Ring Gas Hob with Glass Splashback and Extractor Hood (4 Ring Electric Hob to Oakmere Apartments)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- USB Socket to Kitchen

## BATHROOMS

- Roca Sanitary Ware in White
- Deva Brassware
- Bathroom and En-suite - Half Tiled with a Choice of Porcelanosa Wall Tiles (all Walls)
- Chrome Heated Towel Rail to Bathrooms and En-suites
- Aqualisa Electric Shower to En-suite (where applicable)

## BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- USB Sockets to all Bedrooms

## HEATING SYSTEM

- Gas Central Heating to NHBC Specification

## OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- Walls to be Painted Soft Cream
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Socket to Lounge
- Electrically Wired Smoke Detectors
- Oak Handrails

## EXTERNAL FEATURES

- White PVCu Windows and White Rear/Side/French Doors (if applicable)
- Black Composite Front External Door and Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Garages
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- External Tap (excluding Oakmere Apartments)
- 1.8m Close Boarded Divisional Fencing to Rear Garden

## WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty