

KINGSLEY MANOR SPECIFICATION

BELL

KITCHENS

- Luxury Fitted Kitchen with Soft Close Mechanisms in a Choice of Finishes
- Choice of Laminate Worktops to Kitchen with Matching Upstands and Blanco Inset Stainless Steel Sink & Tap
- Stainless Steel Zanussi Single Electric Oven
- Stainless Steel 4 Ring Gas Hob
- Silver Glass Splashback and Extractor Hood
- Chrome Sockets and Switches to Kitchens including Adjoining Open Plan Areas

BATHROOMS

- Roca Victoria Plus Sanitaryware in White
- Deva Insignia Brassware
- Methven Thermostatic Showers
- Bathroom and En-Suites to be Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- Chrome Heated Towel Rail to Bathroom & En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Data Point with CAT 5 Wiring to Master Bedroom

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell Smart Thermostats

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- Staircase, including Newel Posts and Spindles, to be finished in White Gloss
- Vertical 5 Panel Internal Doors to be finished in White Gloss with Chrome Effect Internal Door Furniture
- Data Points with CAT 5 Wiring to Lounge
- USB Sockets to Lounge, Kitchen and all Bedrooms
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

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

WARRANTIES

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