

MOLBROOK SPECIFICATION

KITCHENS

- Glass Splashback
- Stainless Steel Electric Oven and Gas Hob, Extractor over (as per plot specific working drawing)
- Worktop and Upstand
- Soft Close Drawers and Hinges
- Downlighters
- Under Unit Lighting
- All Appliances as per Kitchen Layout
- USB Charger Socket
- Brushed Chrome Switches/Sockets
- Stainless Steel Sink with Chrome Mixer Tap

BATHROOMS

- Contemporary White Sanitary Ware
- Chrome Bath Pillar Tap
- Shaver Socket to Bathroom and En-suite
- Chrome Heated Towel Rails to Bathroom and En-suite
- Downlight to En-suite

WALL TILING

Cloaks

- Wall Tiling to splashback only in Cloaks

Bathroom

- Half Height Tiling throughout
- Full Height to Shower Cubicle
- Full Height Tiling around Bath if Shower over
- Tiled Window Cills where applicable

En-Suites

- Full Height Tiling to Shower Cubicle and Half Height to all Other Walls
- Tiled Window Cills where applicable

HEATING SYSTEM

- Gas Central Heating to all Properties

INTERNAL FEATURES

- Staircase White, Oak Handrail
- Switches and Sockets White to all Rooms except Kitchen
- Wain Home Cream Painted Walls
- BT & TV points Lounge and Bedroom 1
- Data Point Bed 1
- Vertical Grooved Oak Internal Doors
- Smoke Detectors
- Pencil Round Skirting Boards and Architraves
- Flat Finish Ceilings to all Rooms in White Matt

EXTERNAL FEATURES

- UPVC Fascia and Soffit Boards
- PVCu Double Glazed to all Windows (except Garage) to suit external elevations
- French Doors and Paved Patio where applicable
- GRP Front/Rear Doors
- Electric Front Door Bell
- 1.8m Palisade Fencing
- Division Fencing 1.8m Timber Palisade
- External Lights to be fitted Front and Rear Elevations, Energy Efficient Fittings (as per plot specific working drawing)
- Paving Slab Paths to serve Front and Side Entrances as per the External Working Drawings
- UPVC Rainwater Goods
- Outside Tap
- Power and Light to Garage (on selected plots only)
- Solar Panels
- EV Car Charging Points (on selected plots only)

WARRANTIES

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