



BAKER  
ESTATES

# SPECIFICATION





**KITCHEN**

	2 bedroom homes	3 bedroom homes	4 bedroom homes
Fully fitted kitchen with laminate worktops and upstand	●	●	●
Glass splashback behind hob (60cm)	●	●	
Glass splashback behind hob (90cm)			●
1.5 bowl stainless steel sink	●	●	●
Induction Hob 60cm	●	●	
Induction Hob 80cm			●
Stainless-steel single oven	●		
Stainless-steel double oven		●	
Stainless-steel single ovens x2			●
Stainless-steel extractor hood 60cm	●	●	
Stainless-steel extractor hood 90cm			●
Integrated fridge/freezer	●	●	
Integrated fridge (under oven)			●
Integrated freezer (under oven)			●
Plumbing & electrics for dishwasher & washing machine	●	●	●

**BATHROOM & EN SUITE**

Roca white sanitaryware with contemporary chrome fittings	●	●	●
Fixed head & hand shower with glass screen over bath	●	●	●
Fixed head shower in en suites	●	●	●
White heated towel rail in bathroom and en suite	●	●	
Chrome heated towel rail in bathroom and en suite			●

**HEATING**

Gas fired central heating	●	●	●
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**LIGHTING & ELECTRICAL**

	2 bedroom homes	3 bedroom homes	4 bedroom homes
BT Fibre network to the premises	●	●	●
Terrestrial TV aerial	●	●	●
TV points in living room and master bedroom	●	●	●
Telephone point in hall, living room, study or smallest bedroom (as applicable)	●	●	●
USB port in lounge and master bedroom	●	●	●
LED downlights in kitchen, bathroom & en suite	●	●	●
Multigrig appliance switching in kitchen	●	●	●
Shaver socket to bathroom and en suite	●	●	●
External light to front door area and wire only to rear patio area (where applicable)	●	●	●
Power and lighting to garages within curtilage of plot (if applicable)	●	●	●
Maintenance loft light	●	●	●

**INTERNAL FINISHES**

Light oak veneer doors with contemporary chrome door furniture	●	●	●
Timeless white emulsion to walls and smooth white ceilings	●	●	●
White gloss woodwork	●	●	●

**GENERAL**

uPVC double glazed casement windows	●	●	●
IG external doorsets with multipoint locking system	●	●	●
Turfed rear garden with external tap	●	●	●
Rear garden boundary treatment (as per external works plan)	●	●	●