



BAKER
ESTATES

SPECIFICATION





KITCHEN

	2 bedroom house	3 bedroom house	3 bedroom bungalow	4 bedroom house
Fully fitted kitchen with laminate worktops and upstand	●	●	●	●
Soft close doors and drawers to kitchen units	●	●	●	●
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 separate fridge and freezer (under oven)				●
Integrated 70/30 split integrated fridge freezer	●	●	●	
Plumbing & electrics for dishwasher	●	●	●	●
Plumbing & electrics for washing machine (kitchen or utility)	●	●	●	●

BATHROOM & EN-SUITE

Roca white sanitaryware with contemporary chrome fittings	●	●	●	●
Thermostatic valve with rainsense showerhead and loft shower complete with glass screen over bath	●	●	●	●
Thermostatic valve with rainsense showerhead in en-suites		●	●	●
White heated towel rail in bathroom	●	●	●	
White heated towel rail in en-suite	●	●	●	
Chrome heated towel rail in bathroom and en-suite				●
Full height tiling around bath in bathroom	●	●	●	●
Full height tiling around shower in en-suite		●	●	●
Half height tiling to walls with sanitaryware in bathroom	●	●	●	●
Half height tiling to walls with sanitaryware in en-suite		●	●	●

LIGHTING & ELECTRICAL

	2 bedroom house	3 bedroom house	3 bedroom bungalow	4 bedroom house
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 master bedroom	●	●	●	●
LED downlights (refer to electrical layout for individual plot information)	●	●	●	●
Double switched socket outlets in kitchen (one to include double USB above breakfast bar/island where applicable)	●	●	●	●
Shaver socket to bathroom and en-suite (where applicable)	●	●	●	●
External contemporary lantern 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)	●	●	●	●
Accessible loft light (if applicable)	●	●	●	●

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	●	●	●	●
Sound insulation between floors and internal walls (where applicable)	●	●	●	●
External doorsets with multipoint locking system	●	●	●	●
Turfed rear garden with external tap (not applicable with coach houses)	●	●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●	●

HEATING

Gas fired central heating	●	●	●	●
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