



BAKER
ESTATES

SPECIFICATION





KITCHEN

| | Holly | Daisy | Primrose | Elm | Rosemary |
|---|-------|-------|----------|-----|----------|
| 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 washing machine (in utility) | | | ● | | |
| Plumbing & electrics for washing machine (in kitchen) | ● | ● | | ● | ● |

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 sanitary ware in bathroom | ● | ● | ● | ● | ● |
| Half height tiling to walls with sanitary ware in en-suite | ● | ● | ● | | ● |

LIGHTING & ELECTRICAL

| | Holly | Daisy | Primrose | Elm | Rosemary |
|---|-------|-------|----------|-----|----------|
| GTC 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 ensuite (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 | ● | ● | ● | ● | ● |
| Stainless steel sockets and light switches to living room and kitchen/diner | | | | | ● |

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 | ● | ● | ● | ● | ● |
| Rear garden boundary fences (as per external works plan) | ● | ● | ● | ● | ● |

HEATING

| | | | | | |
|---------------------------|---|---|---|---|---|
| Gas fired central heating | ● | ● | ● | ● | ● |
|---------------------------|---|---|---|---|---|