



BAKER
ESTATES

SPECIFICATION



KITCHEN

	2 Bedroom houses	3 Bedroom houses	3 bedroom bungalow	4 Bedroom houses
Fully fitted kitchen with laminate worktops and soft close cupboards and drawers	●	●	●	●
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/ freezer	●	●	●	
Integrated separate fridge and freezer (under oven) (Redwood to include integrated fridge/freezer)				●
Plumbing & Electrics for dishwasher	●	●	●	●
Plumbing & Electrics for washing machine in kitchen or utility (dependent on house type)	●	●	●	●
Plumbing & Electrics for tumble dryer (dependent on house type and space available)				●

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 and en-suite (if applicable)	●	●	●	
Chrome heated towel rail in bathroom and en-suite (if applicable)				●
Full height tiling around bath, half height to walls with sanitaryware in bathroom	●	●	●	●
Full height tiling around shower, half height to walls with sanitaryware in en-suite		●	●	●

LIGHTING & ELECTRICAL

	2 Bedroom houses	3 Bedroom houses	3 bedroom bungalow	4 Bedroom houses
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	●	●	●	●
Bat friendly lighting to the property - refer to plot specific lighting layout	●	●	●	●
LED downlights in kitchen, bathroom, en-suites and utility - refer to plot specific lighting layout	●	●	●	●
Double switched socket outlets in kitchen (one to include double USB above breakfast bar/island if applicable)	●	●	●	●
Shaver socket to bathroom and en-suite (if applicable)	●	●	●	●
Power and lighting to garages within curtilage of plot (if applicable)	●	●	●	●
Electric car charger point (refer to drawings for locations)	●	●	●	●
Solar PV systems (plot specific - please refer to drawings)	●	●	●	●

INTERNAL FINISHES

Light oak veneer doors with contemporary chrome door furniture	●	●	●	●
Timeless white emulsion to walls and smooth white ceilings	●	●	●	●
White gloss woodwork	●	●	●	●
Oak capping to handrail for staircase (if applicable)	●	●	●	●

GENERAL

uPVC double glazed casement windows	●	●	●	●
Sound insulation between floors and internal walls (where applicable)	●	●	●	●
GRP 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	●	●	●	●
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