



BAKER
ESTATES

SPECIFICATION



KITCHEN

	2 bedroom home	3 bedroom home	4 bedroom home	5 bedroom home
Fully fitted kitchen with laminate worktops and upstand	●	●		
Premium fitted kitchen with premium worktops and upstands			●	●
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		●		
Two built in single ovens at eye level			●	●
Stainless-steel extractor hood (60cm)	●	●		
Stainless-steel extractor hood (90cm)			●	●
Integrated fridge/freezer	●	●		
Integrated fridge and freezer under ovens			●	●
Plumbing and electrics for dishwasher	●	●	●	●

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			●	●
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

	2 bedroom home	3 bedroom home	4 bedroom home	5 bedroom home
Fibre network to the premises	●	●	●	●
Telephone point in living room, hall, study/smallest bedroom	●	●	●	●
SKY Q TV Point	●	●	●	●
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)	●	●	●	●
Brushed stainless steel sockets and switches to lounge and kitchen/dining room			●	●
Accessible loft light	●	●	●	●

GENERAL

uPVC double glazed casement windows	●	●	●	●
Sound insulation between floors and internal walls (where applicable)	●	●	●	●
External doorsets with multipoint locking system	●	●	●	●
Turfed rear gardens and external tap (where applicable)	●	●	●	●
Rear garden boundary fences (as per external works)	●	●	●	●

INTERNAL FINISHES

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

HEATING

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