

NORDEN MEADOWS

KINGSBRIDGE

FINISHING TOUCHES

SPECIFICATION

KITCHEN

	2 BEDROOM APARTMENTS	2 BEDROOM HOUSES	3 BEDROOM HOUSES	4 BEDROOM HOUSES	5 BEDROOM HOUSES
Fully fitted kitchen with laminate worktops and soft close cupboards and drawers	●	●	●	●	
Fully fitted kitchen with Quartz worktops, upstands and soft close cupboards and drawers					●
Glass splashback behind hob (60cm)	●	●	●		
Glass splashback behind hob (90cm)				●	●
1.5 bowl stainless steel inset sink	●	●	●	●	
1.5 bowl stainless steel under slung sink					●
Induction Hob 60cm	●	●	●		
Induction Hob 80cm				●	●
Stainless-steel single oven	●	●			
Stainless-steel double oven			●		
Stainless-steel single ovens x 2				●	●
Stainless-steel extractor hood 60cm	●	●	●		
Stainless-steel extractor hood 90cm				●	●
Integrated fridge/freezer	●	●	●	●	
Integrated tall fridge					●
Integrated larder freezer					●
Plumbing & electrics for dishwasher	●	●	●	●	●
Plumbing & electrics for washing machine in kitchen or utility (dependant on house type)	●	●	●	●	●

BATHROOM AND ENSUITE

Roca white sanitaryware with contemporary chrome fittings	●	●	●	●	●
Thermostatic valve with raindream showerhead and stella shower handset complete with glass screen over bath	●	●	●	●	●
Thermostatic valve with raindream showerhead in en-suites	●		●	●	●
White heated towel rail in bathroom and en-suite (where applicable)	●	●	●		
Chrome heated towel rail in bathroom and en-suite				●	●
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 (where applicable)			●	●	●

LIGHTING AND ELECTRICAL

	2 BEDROOM APARTMENTS	2 BEDROOM HOUSES	3 BEDROOM HOUSES	4 BEDROOM HOUSES	5 BEDROOM HOUSES
Fibre network to the premises	●	●	●	●	●
TV points in living room and master bedroom, wiring only to loft	●	●	●	●	●
Telephone master socket in hall cupboard	●	●	●	●	●
USB port master bedroom	●	●	●	●	●
LED downlights in kitchen, utility, bathroom & ensuite*	●	●	●	●	●
Double switched socket outlets in kitchen (one to include double USB above breakfast bar/island)	●	●	●	●	●
External contemporary lantern light to front door area and wire only to rear patio area (where applicable) excluding bat corridor		●	●	●	●
Power and lighting to garages within curtilage of plot (if applicable)		●	●	●	●
Electric car charger point or infrastructure by parking space (where applicable)		●	●	●	●
Solar PV systems (plot specific - please refer to drawings)	●	●	●	●	●

INTERNAL FINISHES

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

GENERAL

uPVC double glazed casement windows	●	●	●	●	●
Sound insulation between floors and internal walls (where applicable)	●	●	●	●	●
GRP external doorsets with multipoint locking system	●	●	●	●	●
Bifold doors (Huckleberry, Begonia & Lupin house types only)				●	●
Turfed rear garden with external tap		●	●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●	●	●

HEATING

Gas fired central heating	●	●	●	●	●
Underfloor heating (where applicable)					●

BAKER ESTATES

Baker Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details. Specification may be amended at any time without notice.
Please check specific plot details with the Sales Executive prior to reserving your home, particularly on items which are more important to you. Specification may change depending on house type and is subject to availability and product supply. * If applicable.