

Specification

KITCHEN

Contemporary and stylish bespoke kitchen designed for the individual house type and featuring high gloss doors and drawers with Caesarstone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch 800mm wide four zone ceramic hob with glass splashback where applicable
- Bosch integrated double oven
- Bosch integrated microwave
- Cooker hood - integrated or ceiling hood as applicable
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Zanussi washer/dryer (integrated in kitchen or utility)
- Stainless steel Blanco under-mounted 1.5 bowl sink
- Contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility

Kitchen design and layouts may vary; please speak to our Sales Executives for further information

MASTER EN-SUITE

Our elegant and stylish master en-suites feature white Ideal Standard sanitary ware and complementing taps and showers by Hansgrohe, with bespoke feature mirror with LED lighting and matching vanity tops adding a hint of sophistication.

- Ideal Standard sanitary ware
- Hansgrohe mixer taps and showers
- Low profile shower tray with glass shower screen
- Feature mirror with matching vanity top and LED lighting
- Large format wall and floor tiles
- Heated chrome towel rail

FAMILY BATHROOM

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and the dark wood effect vanity tops and matching bath panel add a touch of elegance to create stunning bathrooms.

- Ideal Standard sanitary ware
- Hansgrohe mixer taps and showers
- Shower over bath with glass screen
- Dark wood effect vanity top and matching bath panel
- Large format wall and floor tiles
- Heated chrome towel rails

FLOOR FINISHES

- Amtico Spacia flooring to hallway, kitchen/dining room, living room, WC, study and utility
- Carpet to all bedrooms, stairs, landings and upper floor living rooms
- Large format floor and wall tiles to en-suites and bathrooms

DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for stairs, doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- White painted internal doors with contemporary satin stainless steel ironmongery
- White painted timber staircase with carpeted treads and risers
- Built-in wardrobe with mirrored sliding doors to Master Bedroom
- Square cut skirting and architrave
- Walls painted in matt white emulsion
- Smooth ceilings in matt white emulsion
- Woodwork finishes in satin white

DOORS & WINDOWS

- Solid front door with multi-point locking system
- Double glazed composite timber/aluminium windows

HEATING & WATER

- Individual boilers to all houses
- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rail to bathroom and en-suite

ELECTRICAL

- Downlights to kitchen/dining room, bathroom and en-suites, WC and utility
- Low energy pendant fittings to living room, bedrooms, studies, hallways and landings
- LED lights to wall units in kitchen
- White electrical switches and sockets throughout
- TV point to kitchen/dining room, living room and all bedrooms
- BT telephone point to kitchen/dining room, living room, Master Bedroom and Bedroom 2 and studies
- Data points to living room, study, Master Bedroom and Bedroom 2
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Paved patios
- Turf to rear garden
- Timber divisional and boundary fencing

GENERAL

- 10 year NHBC warranty
- A service charge will be payable for the maintenance of the shared facilities
- One allocated parking space per home

Facilities shared between the homes at Mosaics such as any non-adopted private roads and landscaping, swales and attenuation ponds plus any treatment plants, will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of Mosaics once all homes have been sold and conveyed.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.