

Specification

KITCHEN

- Gloss finish handleless kitchen units with soft close to doors and drawers
- Induction hob
- Integrated double oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Ceiling hood over hob
- Stainless steel under mounted sink with contemporary mixer tap
- Integrated pull out bin with recycling facility
- LED feature lighting to wall units

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

UTILITY ROOM

- Units and worktops to complement kitchen
- Stainless steel under mounted sink with mixer tap
- Integrated washing machine
- Freestanding condenser dryer

Utility room designs and layouts vary; please speak to our Sales Executives for further information

MASTER EN-SUITE

- Bath and separate shower enclosure
- His and hers wash basins
- Low profile shower tray with glass shower screen
- Dark wood effect feature mirror cabinet with LED lighting and matching bath panel and vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

SHOWER ROOM & SECONDARY EN-SUITE

- Low profile shower tray with glass shower screen
- Dark wood effect vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- White painted timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in sliding wardrobe with LED lighting to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall, WC, kitchen/dining room and utility room
- Carpet to living room, study, stairs, landings and bedrooms
- Large format tiles to shower room and en-suites

DOORS & WINDOWS

- Front door with multi-point locking system
- High efficiency double glazed aluminium/timber composite windows with matching patio doors
- Roof lights where shown on plan
- Electrically controlled up and over garage door

HEATING & WATER

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to shower room and en-suites
- Gas fired boiler
- Hot water storage tank

ELECTRICAL

- Downlights to kitchen, shower room, en-suites, WC and utility room
- Pendant fittings entrance hall, living room, study and all bedrooms
- LED feature lighting to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout, some sockets with integrated USB port
- Shaver sockets to shower room and en-suites
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Turf to rear garden
- Paved patios
- Decking to terrace
- External tap and power socket
- PV Panels

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete ground floors; timber upper floors
- Exterior treatments are buff facing bricks with some aluminium cladding (with masonry substrate)
- Slate effect roof tiles
- Aluminium rain-water goods to principal elevations

WARRANTY

- 10 year NHBC warranty

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.

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.