

Broadnook Garden Village

Specification

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Unique specification

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building

regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

	Kitchen						
Choice of Standard fitted kitchen (doors &	worktops)	•	•	•	-	•	-
Stainless steel sink and drainer (single bowl) wi	th chrome mixer tap	•	•	•			
Stainless steel sink and drainer (single and a half chrome	bowl) with e mixer tap				•		
Indesit 4 burner hob with built-in single oven, wit steel splashback and curved glass chir		•	•		•		
Fridge / fre	ezer space	•	-	•	•	•	•
Space for integrated dishwasher with ar	n plumbing and electrics	•	•	•	•	•	•
Space for washing machine with plumbing and kitch	electrics in en / utility	•	•	•	•	•	•
Bathrooms and en	suite(s)						
Ideal Standard contemporary whit	te Concept nitaryware	•	•	•	-	-	•

Ideal Standard close coupled WC to cloakroom

Shower over the bath (full height tiling to length and side of bath) Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)* **Doors and Windows** Front door with multi-point security locking system and security chain PVCu double glazing to windows Double glazed PVCu French doors White painted cottage style internal doors with chrome

lever handles

Paving outside French / bi-fold door and path to garage

personnel door (where applicable)

General

- -	•	•	•	•	White painted walls and smooth white ceilings
	•		•	•	Combined usb / double sockets in kitchen and bedroom 1
• •	•		•	•	Multi-media point in sitting room
- -	•		•	•	TV point to bedroom 1 and family room (where applicable)
	•		•	•	Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)
	•		•	•	Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)
	•		•		Fitted external tap
	•		•	•	External light fitted to front porch and wiring for external light to rear door
	•		•	•	Mains wired smoke detectors with battery back-up
	•		•		Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor
	•		•		Power and lighting to 'on plot' garage (where applicable)
	•		•		Enclosed fenced rear garden, and garden gate (where applicable)
	•		•		Landscaped front gardens
	•		•		NHBC Buildmark cover
	•		•		First two years' customer service support from Bovis Homes

- Fitted as standard included in the property
- * Subject to stage of construction







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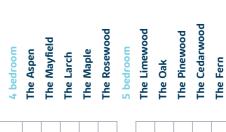
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Kitchen

						•	•	-	•	•	Choice of Standard fitted kitchen (doors & worktops)
•	•	•	•	•	•						Choice of Premium fitted kitchen (doors & worktops)
		•	•	•	•	•	•	•	•		Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap
						•	•	•	•		Indesit 5 burner hob with built in double oven with stainless steel splashback and curved glass chimney hood
		•	•	•	•						Bosch 5 burner hob with 2 built-in single ovens, with glass splashback and stainless steel chimney hood
	•										Bosch 5 burner hob with built in double oven with glass splashback and stainless steel chimney hood
•	•		•	•	•	•	•	•	•	•	White downlights to kitchen
•	•	•	•	•	•						Quartz worktops to kitchen and utility with matching upstands
•	•	•	•	•	•		•	•	•	•	Indesit integrated 50 / 50 fridge freezer
•	•	•	•	•	•	•	•	•	•	•	Indesit Integrated dishwasher
	•	•	•	•	•	•	•	•	•		Space for washing machine with plumbing and electrics in kitchen / utility

	4 bedroom	The Aspen	The Mayfield	The Larch	The Maple	The Rosewood	5 bedroom	The Limewood	The Oak	The Pinewood	The Cedarwood	The Fern	The Redwood	
Bathrooms and en suite(s)														
Ideal Standard contemporary white Concept Air sanitaryware		•	•	•	•	•		•					-	
Ideal Standard close coupled WC to cloakroom		•	•	•	•	•		•	•	•	•	-	•	
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite		•	•	•	•	•		•	•	•	•	•	•	
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*		•	•	•	•	•								
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*													•	
Chrome towel warmer in bathroom and en suite(s)				•		•		•						
Doors and Windows														
Front door with multi-point security locking system and security chain			•		-	•		•					•	

Front door with multi-point security locking system and security chain	•	•	•	•	•	•	•	•	•	•	•
PVCu double glazing to windows			•	•		•	•	•	•	•	-
Double glazed PVCu French doors			•								
Double glazed bi-fold doors				•		•	•	•	•	•	-
Contemporary Oak Croft premium internal doors with chrome fittings	-		•				•	•	•	-	•



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