

# SPECIFICATION

## Ceiling Heights

Each home benefits from raised ceiling heights on the ground floor.

## Tiling

High quality floor tiling and wall tiling in shower and bath enclosures is standard in the bathrooms and en-suites.

## Internal Finishes

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint. Softwood painted stairs feature painted balustrades and handrails.

## Wardrobes

Bedroom wardrobes have a contemporary design with assorted storage and hanging options.

## Windows

Windows are high performance uPVC windows fitted with sealed double-glazing units throughout. Front doors are pre finished hardwood. Multi Point locking system used on front rear, and patio doors and windows.

## Kitchens

Stylish and elegant kitchens with full height wall units, quartz work tops and other modern design cues to include an island and a large utility room. Integrated appliances provided (assuming contract is signed within 21 days).

## Electrical

Generous light and power points. Contemporary switches and sockets throughout. All rooms to have pendant light fittings. There is a heated towel rail in all bathrooms and en-suites.

## Heating Systems

Air to Water heat pump system provides domestic hot water and efficient heating, serving wall mounted aluminium radiators. The heat system can be controlled from a mobile device.

## Fireplaces

Detached homes are fitted with an insert wood burning stove in a modern designed fire surround.

## Bathrooms & En-Suites

Stylish bathrooms and en-suites are designed around contemporary fresh lines to offer excellent quality throughout. Bathrooms and en suites have bespoke wall tiling detail with remainder painted wall finish and fitted mirror. En-suites are fitted with wet room showers.

## Parking

Each house has 2 car parking spaces.

## Charge Point

All homes are pre-wired to facilitate an electric vehicle charge point.

## Gardens

The gardens offer a wonderful extension of the living space at the property. Rear and front gardens are seeded.

## Superior Energy Efficiency

Longstone Houses feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and in addition a more sustainable way of living. All houses will achieve an A rating.

## Security

Each home is wired for intruder alarm.

## External Areas

All public spaces will be fully landscaped.

## Guarantee

Each Longstone home is covered by a 10-year Structural Guarantee Scheme.