

The finer details

Kitchens

- High quality kitchens with a choice of 25mm or 40mm laminate worktop with matching upstands*
- Heat resistant toughened hob glass splashback^
- Bosch 4 ring ceramic electric hob (1, 2 & 3 bedroom homes)
- Bosch 5 ring touch control induction hob (4 bedroom homes)
- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch chimney hood extractor
- Bosch built-in single oven (1, 2 & 3 bedroom homes)
- Bosch built-in double oven (4 bedroom homes)
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Bosch integrated washer dryer in kitchen except when there is a separate utility. Space is provided for your own free-standing washing machine and dryer* in utility.
- Amtico Spacia flooring^
- Laminate worktop to homes with utility
- 1 bowl stainless steel sink with chrome mixer tap with swivel spout to homes with utility

Bathroom, en-suites & cloakrooms

- White Roca sanitaryware
- White high gloss vanity units to family bathroom and en suite 1 (3 & 4 bedroom homes)
- Full height tiling^ around bath with thermostatically controlled shower and glass shower door in family bathroom (except when there is a separate shower cubicle)*
- Half height tiling^ around bath with low level handheld shower attachment in family bathroom and en suites (when there is a separate shower cubicle)*
- Full height tiling^ to shower cubicles
- Vado thermostatically controlled showers
- Vado mixer taps
- Chrome heated towel rails to cloakroom, family bathroom and en suite(s)
- Shaver socket to all bathrooms and en suite(s)
- Choice of Minoli wall tiles and Amtico Spacia flooring^

Internal finishes

- All walls smooth painted with white matt emulsion (except where tiled)
- Bi-fold doors to the The Ashford, Burnham, Gidea and York*
- White internal doors to all rooms with chrome door furniture



Photography from a previous Legal & General Homes development.

- High thermal performance PVCu double glazed windows with toughened glass
- Built-in wardrobes to bedroom one to 1, 2, 3 & 4 bedroom homes and to bedroom two to 4 bedroom homes†
- Dressing room to The Burnham
- All workwork finished in white stain

External finishes

- Paved patio area to rear garden
- Landscaped front garden & rotavate to the rear enclosed with closeboard fencing
- External electrical point to the rear garden (3 & 4 bedroom homes)*
- External water tap†
- Electric Vehicle charger installed as standard*
- External light to front and rear of property (front is PIR controlled)
- Chrome doorbell to front door

Electrics & heating

- White switchplates and double sockets throughout
- USB charging port sockets to selected sockets to kitchen and bedroom 1
- LED downlights to kitchen/breakfast/family room, utility and wetrooms. Pendant light fitting to all other rooms*
- Bulkhead wall mounted lighting to cupboards
- Pre-wiring for TV/satellite to all rooms with a TV socket
- Telephone sockets to study/smallest bedroom

- Fibre to the Home (FTTH) broadband providing a faster, more reliable and greener technology
- Energy efficient heating with Google Nest Learning thermostat
- Ceiling mounted smoke and heat detectors
- Electric spur to storage cupboard for burglar alarm

Environmental details

- Solar PV panels to be fitted to selected homes* absorbing sunlight as a source of energy to generate electricity
- Energy efficient and thermostatically controlled central heating
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanism to toilets to reduce water use
- Ecological site design enhancing local wildlife and habitats including ecological features to house
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

Guarantee

- 10 year NHBC Buildmark warranty



*Choice subject to build stage. †Dependent on housetype. ‡Plot specific detail. Please speak to a Sales Consultant for further information. Specifications are correct at time of publication. Any alterations to the specifications will be of equal or greater value and Legal & General Homes reserves the right to implement changes to the specifications without warning. Not all domestic appliances have an EU energy label. Whilst these particulars are prepared with all due care for the convenience of potential purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant