

# HARBOUR REACH

## EMSWORTH

## SPECIFICATION

### KITCHEN

#### 2 and 3 bedroom homes

- Fully fitted kitchen with quartz worktops and integrated appliances
- Neff Single slide and hide oven
- Neff 4 ring gas hob
- Integrated fridge/freezer
- Integrated washer dryer
- Integrated dishwasher
- Hob extractor
- Undermount LED lights to wall cabinets
- Recessed ceiling downlights
- Undermount 1 1/2 bowl sink and drainer with chrome mixer tap
- Karndean flooring

#### 4 bedroom homes

- Fully fitted kitchen with Quartz worktops and integrated appliances
- Neff Single slide and hide oven
- Neff microwave combination oven
- Neff 5 ring gas hob
- Integrated fridge/freezer
- Integrated dishwasher
- Hob extractor
- Undermount LED lights to wall cabinets
- Recessed ceiling downlights
- Undermount 1 1/2 bowl sink and drainer with chrome mixer tap
- Karndean flooring
- Space for freestanding washing machine and tumble dryer in utility room
- Laminate worktop with inset sink in utility room

Note: All homes come with an electrical provision to accommodate future installation of an electric induction hob. Upgrade available subject to build stage, additional charge and availability.

### LIVING ROOM

- Low energy pendant lighting
- Carpets included
- Multi-media point with 2 x double sockets, 2 x CT100 aerial / SAT, 1x BT and 1x HDMI
- High level TV point with single socket and HDMI cable run to multi-media point

### BATHROOMS

- Porcelanosa wall and floor tiles
- White sanitaryware
- Chrome brassware
- Dual fuel heated towel rail in bathrooms, en suites and cloakrooms
- Recessed ceiling downlights
- Mirrors to bathrooms and en suites where possible
- Shaver point to bathrooms and en suites
- White vanity units to all basins
- Shower & screen over baths where possible
- Surface mounted shower mixer valves and riser kit, rain head with rigid riser kit to en suite showers

### BEDROOMS

- En-suite to Master Bedroom
- Carpets included
- Built-in wardrobe to Master Bedroom
- Built-in wardrobe to bedroom two in 4 bedroom homes
- Low energy pendant lighting with two way switches
- 2 USB sockets in Master Bedroom
- TV and BT points to all bedrooms

### ADDITIONAL FINISHES

- Staircases with oak timber handrail and softwood balustrade
- Gas combi boiler to 2 & 3 bedroom homes. Gas System boiler with pressurised cylinder to 4 bedroom homes and homes in excess of 120m<sup>2</sup>
- Karndean flooring to hallways, cloakrooms, kitchens and utilities (if applicable)
- Carpets included in all other rooms
- Walls painted in Dulux Swansdown emulsion
- Timber painted in Dulux white satin
- UPVC double glazed windows
- Smoke alarms and heat detectors
- Fuse spur for future installation of security alarm system
- Oak veneered cottage style doors with chrome handles
- ONT optical network with fibre optic cable for BT connection

### EXTERNAL

- Garages (if applicable) with power & lighting, fuse spur included for future install of motorised garage door
- External water tap
- External electrical socket
- Turf to gardens
- Patio
- Composite front door
- Low light spill (bat friendly) external wall lights. PIR control at front door
- Electric vehicle charging point
- PV solar panels

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