



Specification

Each home in Ashgrove comes with a premium turnkey package, allowing you to move into your dream home after purchase. A dedicated New Homes Co-ordinator will also guide you through the homebuying journey and assist with personalising your home.

External Features:

- > Energy efficient traditional masonry construction with a selection of brick and render cladding
- > 10 Year structural warranty cover
- > Energy saving double glazed high performance lockable uPVC windows
- > GRP Composite front doors with 5-point locking system
- > High standard floor, wall and loft insulation to ensure minimal heat loss and maximum efficiency
- > Front and rear gardens top soiled and seeded
- > Featured landscaping
- > Paved patio to rear
- > Tarmac driveway
- > Timber fencing to rear garden boundaries
- > Feature lighting to front and rear doors
- > Outside tap

Internal Features:

- > High speed broadband up to gigafast speeds (depending on provider and package chosen)
- > Comprehensive range of electrical sockets throughout, including TV and telephone points
- > Wood burning stove / electric focal fire on selected homes (see individual floor plans)
- > Painted internal doors with chrome ironmongery
- > Painted moulded skirting, architraves, stair handrails and balustrades
- > Smoke, heat and CO2 detectors fitted as standard



Kitchen

- > A choice of fully fitted kitchens including doors & handles
- > Quartz worktop with upstands and undermount sink
- > Eye level double oven included
- > Integrated appliances including electric hob, extractor hood, dishwasher, fridge freezer and washing machine

Bathrooms, Ensuites & WC's

- > Contemporary white sanitary ware and chrome fittings
- > Feature vanity unit in main bathroom and bedroom 1 ensuite
- > Thermostatic rain shower to main bathroom and bedroom 1 ensuite
- > Heated chrome towel rail in main bathroom and bedroom 1 ensuite
- > Feature down lighters to main bathroom and ensuite

Floor Coverings & Tiles

- > Ceramic floor tiling to kitchen, dining area, entrance hall, store, bathroom, ensuite and WC
- > Ceramic wall tiling to shower enclosures and around bath
- > Splash back tiling to hand basins
- > Carpet and underlay to lounge, family room,* stairs, landing and all bedrooms

* where applicable