



Brio Chapelton Cottage Specification Sheet

Your Home Finishes

- Painted 5 vertical panel internal doors with chrome ironmongery
- Double glazed (UPVC) sash windows with low oak sills and window pole
- Oak skirting and architraves
- Carpet to hall, living room/dining room areas and bedrooms
- Chrome low energy LED down lighters to the living room/dining room, kitchen and bathroom
- Pendant lighting in the hall and bedroom plus additional wall lights to master bedroom
- Satin chrome sockets and switches throughout with additional USB outlets to kitchen and master bedroom sockets
- TV points to living room/dining room and to all bedrooms
- Broadband connection
- Satellite TV connection
- Telephone connection points in the living room/dining room and all bedrooms
- Thermostatically controlled central heating system
- External lighting to patio and garden area
- Hard-wired door bell

Security & Safety

- Timber front and back door to 'Secure by Design' standards with 3 point locking system, chrome ironmongery and letterbox to front door
- On-site call system
- Mains power smoke detector
- Integrated fire alarm system
- 180 degree peep hole door viewer
- Carbon monoxide detector fitted to master bedroom

Bathrooms

- Elegant white sanitary ware with dual flush WC and soft close toilet seat
- Porcelanosa slip resistant floor tiles and ceramic wall tiles to full height behind sink, WC and shower areas
- Chrome mixer tap with pop-up waste
- Lux Elements walk-in shower with level access and Tub Line Combi linear drain
- Tiled shower seating area and shelf with downlighting
- Thermostatic controlled fixed shower head with additional hand shower
- Floor to ceiling glass screen to shower areas
- Large wall mirror with recessed downlighting
- Shaver socket
- Electric chrome heated towel rail



Exclusive kitchen

- Fully fitted handleless kitchen units and 40mm square edge premium laminate worktops
- Integrated cooking appliances including NEFF A Energy rated slide and hide fan assisted oven
- NEFF A Energy rated 4 ring induction hob
- NEFF integrated auto sense extractor fan (2 storey cottages feature a downdraft extractor behind the hob)
- NEFF integrated A Energy rated full height 70/30 split fridge/freezer
- NEFF integrated A Energy rated slimline dishwasher
- NEFF integrated A Energy rated microwave
- Polyflor slip resistant flooring to kitchen
- Pull out larder unit for storage
- Soft motion door hinges and drawer closers
- Under kitchen unit LED strip lighting
- Glass splashback behind hob (N/A in 2 storey cottages)
- Franke bowl sink and drainer and Bristan chrome mixer tap

Home automation system

- 'My Home Up' wall mounted touch screen home automation control system with option to connect to your own smart device
 - Temperature control
 - Lighting control
 - Optional music/entertainment upgrades available

Utility cupboard

- NEFF freestanding A Energy rated washer/dryer
- Shelf above the washer/dryer

Outdoor space

- Private paved gardens
- External lighting linked to 'My Home Up' system
- External power point
- Water butt

General Notes

- All homes come with a 10 year NHBC Buildmark warranty
- Timber frame construction

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Disclaimer:

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