

## Indicative Specification

Date: 24 Jun 2024

38 Linum Road, Elmstead Market, CO7 7HS

### Floor Coverings:

#### Ground Floor

|                                |  |
|--------------------------------|--|
| Lobby/hallway                  | Porcelanosa Tile - Bottega White - 600 x 600mm |
| Lounge                         | N/A  |
| Kitchen                        | Porcelanosa Tile - Bottega White - 600 x 600mm |
| Utility                        | Porcelanosa Tile - Bottega White - 600 x 600mm |
| WC                             | Porcelanosa Tile - Bottega White - 600 x 600mm |
| Office/study                   | N/A  |
| Ground Floor Tile Grout Colour | Mid Grey                                       |

#### Stairs

N/A

#### First Floor

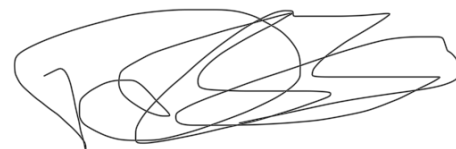
|                                  |   |
|----------------------------------|---|
| Bedroom 1 (Master)               | N/A   |
| Bedroom 2                        | N/A   |
| Bedroom 3                        | N/A   |
| Bedroom 4                        | N/A   |
| Bathroom                         | Porcelanosa Tile - Carrara Marble - 600 x 600mm |
| Bathroom Floor Tile Grout Colour | White   |
| En-suite                         | Porcelanosa Tile - Carrara Marble - 600 x 600mm |
| En-Suite Floor Tile Grout Colour | White   |

### Wall Tiling (wet areas):

|                                 |  |
|---------------------------------|--|
| Bathroom                        | Porcelanosa Carrera Marble - 600 x 300mm |
| Bathroom Wall Tile Grout Colour | White                                    |
| En-suite                        | Porcelanosa Carrera Marble - 600 x 300mm |
| En-Suite Wall Tile Grout Colour | White                                    |
| Splashback above basin          | 1no. tile with trimmed edges             |

### Kitchen:

|                       |                                    |
|-----------------------|------------------------------------|
| Cabinet style         | PWS Soft Close Shaker Door         |
| Kitchen cabinet brand | Lubina                             |
| Cabinet colour        | Stone                              |
| Cupboard handles      | Leeming Bar Stainless Steel handle |
| Worktop material      | CRL Quartz 20mm                    |
| Worktop colour        | Messina                            |
| Splashback            | Muted Stone                        |
| Upstand               | Messina - 100mm High               |
| Oven brand            | AEG - Double - DEB331010M          |
| Fridge configuration  | 70/30                              |
| Fridge brand          | AEG - SCB618F3LS                   |



|                        |   |
|------------------------|---|
| Hob                    | AEG - 80cm - HK834060XB - 4 Ring                        |
| Dishwasher             | AEG - FSK32610Z   |
| Extractor size         | 90cm  |
| Extractor brand/style  | Electrolux - 90cm - Stainless Steel - LFC319X           |
| Sink type              | Matrix R15 1.5B Undermount/Inset Sink - Stainless Steel |
| Sink brand             | ABODE   |
| Tap brand              | BLANCO CAMIA  |
| Washing machine        | No  |
| Washing machine brand  | N/A   |
| Integrated appliances  | Yes   |
| Under-cabinet lighting | Yes   |

**Utility:**

|                       |                                    |
|-----------------------|------------------------------------|
| Cabinet style         | PWS Soft Close Shaker Door         |
| Cabinet brand         | Lubina                             |
| Cabinet colour        | Stone                              |
| Cabinet handles       | Leeming Bar Stainless Steel handle |
| Worktop material      | Duropol 20mm Low Profile Laminate  |
| Worktop colour        | Indiana White                      |
| Upstand               | Duropol Indiana White - 125mm High |
| Sink type             | 1.5 Stainless Steel                |
| Sink brand            | BLANCO                             |
| Tap brand             | BLANCO CAMIA                       |
| Washing machine       | N/A                                |
| Integrated appliances | N/A                                |

**Decoration:**

**Ground Floor**

|                     |               |
|---------------------|---------------|
| Ceilings            | Paint - White |
| Lobby/hallway walls | Paint - White |
| Lounge walls        | Paint - White |
| Kitchen walls       | Paint - White |
| Utility walls       | Paint - White |
| WC walls            | Paint - White |
| Office/study walls  | Paint - White |

**First Floor**

|                      |               |
|----------------------|---------------|
| Ceilings             | Paint - White |
| Landing walls        | Paint - White |
| Bed 1 walls (Master) | Paint - White |
| Bed 2 walls          | Paint - White |
| Bed 3 walls          | Paint - White |
| Bed 4 walls          | Paint - White |
| Bathroom walls       | Paint - White |
| En-suite walls       | Paint - White |




**Bathroom Sanitaryware:**

|             |  |
|-------------|--|
| Toilet      | Laufen Pro - H8249560000001                      |
| Toilet seat | Roca Laufen - Soft Closing - 896951              |
| Basin       | Roca Laufen - 55cm - 8102820001041/4021921102611 |
| Basin tap   | Roca Caralia - Matt Black- A5A328AN0R            |

|                         |   |
|-------------------------|---|
| Shower                  | Victoria-T Shower Column - Matt Black - A5A9F18NB0 / Roca T1000 Wall Mounted Bath Shower Mixer - Titanium Black - A5A1E2ECN0 / A5B0405NB0 / A5B1B03NB0 / A5B2116NB0 |
| Shower tray             | Fresssh - 900 x 900mm - 329253WT  |
| Shower screen/enclosure | Arysto Pivot Door - 900mm - AR6PV90/AR6SP90   |
| Bath                    | Roca The Gap Bath - 1700 x 700mm - 024717000  |
| Bath Tap                | N/A   |
| Bath panel              | Roca Super Strength 1700 Front Panel - 026170000  |
| Bath screen             | Merlyn Bath Screen Single Curved Screen - 800 x 1500mm - MB1  |

**En-Suite Sanitary Ware**

|                         |  |
|-------------------------|--|
| Toilet                  | Laufen Pro - H8249560000001                        |
| Toilet seat             | Roca Laufen - Soft Closing - 896951                |
| Basin                   | Roca Laufen - 55cm - 8102820001041/4021921102611   |
| Basin tap               | Roca Caralia - Matt Black- A5A328AN0R              |
| Shower                  | Victoria-T Shower Column - Matt Black - A5A9F18NB0 |
| Shower tray             | Kartell - 1800 x 800mm - KRR1808L                  |
| Shower screen/enclosure | Merlyn Wetroom Panel - 1200mm - A0409E0            |
| Bath                    | N/A  |
| Bath panel              | N/A  |
| Bath screen             | N/A  |

**WC/Cloakroom Sanitary Ware**

|             |  |
|-------------|--|
| Toilet      | Laufen Pro - H8249560000001                        |
| Toilet seat | Roca Laufen - Soft Closing - 896951                |
| Basin       | Roca Laufen - 45cm - H8152810001041/H4021321102601 |
| Basin tap   | Roca Caralia - Matt Black- A5A328AN0R              |

**Lighting**

|                    |                         |
|--------------------|-------------------------|
| Hallway/lobby      | LED Spotlights          |
| WC                 | LED Spotlights          |
| Kitchen            | LED Spotlights/Pendants |
| Utility            | LED Spotlights          |
| Dining area        | LED Spotlights/Pendants |
| Study              | Pendants                |
| Lounge             | Pendants                |
| Landing            | LED Spotlights          |
| Bedroom 1 (Master) | Pendants                |
| Bedroom 2          | Pendants                |
| Bedroom 3          | Pendants                |
| Bedroom 4          | Pendants                |
| Bathroom           | LED Spotlights          |
| En-suite           | LED Spotlights          |

**General Electrics:**

|                                      |  |
|--------------------------------------|--|
| Sockets                              | White  |
| Smoke and heat alarm                 | Mains powered with battery back-up             |
| Garage electrics                     | 1no. Double Socket and Lighting                |
| Lighting to loft                     | Yes  |
| Duct for electric car charging point | Power supplied to garage for future connection |
| Spur for future alarm system         | Fused spur ready for future alarm installment  |
| External lighting                    | PIR lighting to all external doors             |

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|                 |  |
|-----------------|--|
| Ethernet Ports  | To lounge and master bedroom   |
| TV points       | To all principle rooms and bedrooms                                    |
| Broadband       | Provision for high speed broadband                                     |
| Shaver sockets  | Combined strip light/shaver socket unit to all bathrooms and en-suites |
| External socket | 1no. external double socket located at rear                            |

**General Plumbing and Heating:**

|                             |  |
|-----------------------------|--|
| Heating source              | Vaillant Air Source Heat Pump and Cylinder |
| Air source heat pump size   | 7KW  |
| Cylinder size               | 250L                                       |
| GF heating                  | Wet Underfloor heating                     |
| Underfloor heating controls | Zonal thermostatic controls                |
| 1st floor heating           | Kartell white radiators to all rooms       |
| Radiator controls           | Wired Vaillant SensoComfort                |
| WC radiators                | N/A  |
| Bathroom radiators          | Chrome Towel Radiator                      |
| En-suite radiators          | Chrome Towel Radiator                      |
| External tap                | 1no. located at the rear                   |
| Glycol/Anti-Freeze Valves   | Anti-Freeze Valves                         |

**General Internal:**

|                    |                |
|--------------------|----------------|
| Skirting           | V-Groove White |
| Architrave         | V-Groove White |
| Staircase handrail | Oak            |
| Spindle style      | Chamfered      |

**Doors:**

|                           |   |
|---------------------------|---|
| Internal door             | Style - Vertical Grooved/Colour - White |
| Internal door ironmongery | Chrome Lever Handle                     |
| French doors              | White UPVC                              |
| Side door                 | White UPVC                              |
| Bi-fold doors             | Anthracite Aluminium                    |
| Front door                | Black GRP Composite                     |
| Canopy/surround           | Surround                                |

**General External:**

|               |   |
|---------------|---|
| Window        | White UPVC  |
| Brick         | Camtech Anglian Cream Handmade                                |
| Roof tile     | Fibre Cement Slate  |
| Driveway type | Tarmac (Black)  |
| Front garden  | Landscaped/Turf   |
| Rear garden   | Turf with 1000mm border                                       |
| Patio slab    | Silvertons Smooth Natural Sandstone - Yellow Mint 900 x 600mm |
| Path to house | Marshall Saxon 450 x 450 x 50mm                               |
| Solar Panels  | Yes   |

**Garage:**

|                   |                                |
|-------------------|--------------------------------|
| Garage type       | Single                         |
| Garage brick      | Camtech Anglian Cream Handmade |
| Garage roof tile  | Fibre Cement Slate             |
| Garage door style | Black - Vertical grooved       |