

# SPECIFICATION



At Kingswood Homes we strive to provide our customers with a high quality specification as standard on all properties. Our properties are designed and built to meet current Building and NHBC thermal regulations and all come with a 10 year NHBC warranty.

Kingswood Homes go to great lengths to ensure that individual choice can be accommodated, dependent on stage of construction, so add a stamp of individuality to your new home by selecting from one of our pre-selected upgrades. For a bespoke package, enabling us to tailor your new home to your specific needs, please contact the sales negotiator to discuss.

## KITCHENS

	Oakland	Hawthorn	Massey	Spencer
Quality fitted kitchen with selection of cupboard door fronts	●	●	●	●
Solid oak worktops and upstand	N/A	●	●	N/A
Selection of granite worktops and associated upstand	●	£2,250	£2,250	●
4 ring gas hob	●	●	●	●
4 ring electric hob	£280	£280	£280	£280
Integrated stainless steel single electric oven	●	●	●	●
Cooker Hood	●	●	●	●
Appliance upgrade package: AEG double electric oven, AEG 5 ring gas and AEG cooker hood	£1,285	£1,285	£1,285	£1,285
Integrated fridge / freezer	●	●	●	●
Integrated dishwasher	●	●	●	●
Undermounted stainless steel sink	●	N/A	N/A	●
Chrome sink and drainer	N/A	●	●	N/A
Sink in utility room	£450	N/A	N/A	£450

	Oakland	Hawthorn	Massey	Spencer
Ceramic inset sink	N/A	£225	£225	N/A
Space and plumbing for integrated or freestanding washing machine	●	●	●	●
Installation of free standing washing machine*	£65	£65	£65	£65
Installation of integrated washing machine*	£110	£110	£110	£110
Selection of floor tiles	●	●	●	●
Selection of wall tiles (per sq m)	£90	£90	£90	£90
Additional floor tiles (per sq m)	£90	£90	£90	£90
Chrome downlights	●	●	●	●
Under cabinet lighting	£350	£350	£350	£350
Plinth lighting	£400	£400	£400	£400
Wine cooler	●	£400	£400	●
Integrated microwave	●	N/A	£400	●
TV socket on wall	●	●	●	●

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	Oakland	Hawthorn	Massey	Spencer
<b>BATHROOM</b>				
Modern white bathroom suite	●	●	●	●
Stylish chrome taps	●	●	●	●
Over bath thermostatic shower	●	●	●	N/A
Electric shower	N/A	N/A	N/A	●
Chrome heated towel rail	●	●	●	●
Chrome downlights	●	●	●	●
Selection of wall and floor tiles	●	●	●	●
Additional wall / floor tiling (per sq m)	£90	£90	£90	£90
<b>EN-SUITE</b>				
Modern white sanitary ware	●	●	●	●
Stylish chrome taps	●	●	●	●
Electric shower	N/A	●	●	N/A
Thermostatic shower	●	N/A	N/A	●
Chrome heated towel rail	●	●	●	●
Chrome downlights	●	●	●	●
Selection of wall and floor tiles	●	●	●	●
Additional wall / floor tiling (per sq m)	£90	£90	£90	£90
<b>GENERAL INTERIOR</b>				
Oak internal doors	●	●	●	●
GRP front doors	●	●	●	●
Aluminium Bi-fold doors	●	N/A	N/A	●
UPVC french doors	N/A	●	●	N/A
Main gas central heating with white compact radiators	●	●	●	●
White switches / sockets in living rooms and bedrooms	●	●	●	●
Chrome sockets throughout house	£460	£370	£370	£460

	Oakland	Hawthorn	Massey	Spencer
Additional wall/floor tiling (per sqm)	£90	£90	£90	£90
Choice of floor tile to WC	●	●	●	●
Pendant light fittings to living rooms and bedrooms	●	●	●	●
TV sockets to living rooms and bedrooms	●	●	●	●
TV aerial and booster pack	£175	£175	£175	£175
Selection of carpets	●	●	●	●
Wireless intruder alarm	£1,500	£1,200	£1,200	£1,500
2 way light switch in master bedroom	£110	£110	£110	£110
Sonos wireless sound system with in built ceiling speakers single zone	●	£695	£695	●
Additional zones speaker (per zone)	£695	£695	£695	£695
Chimney breast, TV recess and stone hearth with opening for electric fire	N/A	N/A	●	N/A
Electric wood effect fire	N/A	N/A	£800	N/A
Built in shelving, cupboards and lights	N/A	N/A	£1,200	N/A
Chimney breast, TV recess and floating fire recess	●	●	N/A	●
Feature floating fire	£1,500	£1,500	N/A	£1,500
Loft ladder, light and 10 sq m boarding	£600	£600	£600	£600
<b>EXTERNAL FEATURES</b>				
Turfed or seeded rear garden	●	●	●	●
Patio area	●	●	●	●
Additional patio paving (cost per metre extra)	£75	£75	£75	£75
Outside tap	●	●	●	●
Outside socket	£100	●	●	●
Shed (8ft x 6 ft) with hardstanding in rear garden	£920	£920	£920	£920

\*washing machine provided by the homeowner.

Selections are available from a set range and subject to stage of construction, please ask for details. Optional extras at listed prices are from a set range and subject to stage of construction, please ask for details or other options.