

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	●	●	●	●

SPECIFICATION

	Oakland	Hawthorn	Massey	Spencer
BATHROOM				
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
EN-SUITE				
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
GENERAL INTERIOR				
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
EXTERNAL FEATURES				
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.