



ELMSTEAD
WOKINGHAM



Specification

2 & 3 bedroom houses

Kitchen

- Cupboard door colour and matching end panels – Urban Pebble
- Worktops – Farmhouse Oak
- Handle to cupboard – Brushed nickel bow
- Stainless steel splash back from cooker hood to worktop level
- One & half bowl stainless steel sink
- Taps – Easyfit Mono sink mixer chrome
- Stainless steel built in single oven, electric hob and hood
- Vinyl – Novilion Viva Smoked Chevron

Bathroom/Downstairs WC

- Pedestal style white sanitaryware (basin, toilet, bath)
- Shower glass screen over bath (silver/chrome frame)
- Vinyl flooring – Novilion Viva Smoked Chevron
- Tiling – Moonstone Beige
- Bristan Prism Range monoblock basin mixer
- Chrome plated toilet roll holder
- Stainless steel straight towel rail

Internal finishes

- Flooring (carpet 80/20 wool mix with underlay to first floor only)
- Vinyl throughout the ground floor
- All internal walls are finished in matt emulsion (white)
- All ceilings are finished in white emulsion

Heating & electrics

- White rocker switches with USB double socket to the kitchen and main bedroom
- Air source heat pump

Outside

- Allocated parking (see plans for details)
- Turfing to rear gardens
- Brass bib tap to garden
- Rotary dryer
- PV panels

10 year NHBC Buildmark warranty (from time of handover to SNG). Please note; the specification details can vary on property type and are subject to change during build programme and could vary at time of completion due to trade stock – any questions please ask your sales consultant for further details. SNG hold the contract with the developer and all choices are made by the housing association.

*Dishwasher space can vary on property type/kitchen layout; the cost for the appliance and installation is at the buyers responsibility upon completion.