

Specification of the Homes at Hackle Street

Construction

All the Homes on Hackle Street will be built using modern timber frame with facing brick / render external leaf, with a concrete tile roof. Foundations are standard strip footings with beam and block suspended concrete floor. Upper floors will receive moisture resistant tongue and groove boarding over engineered timber joists.

Comfort and Security

Gas fired thermostatically controlled central heating. Highly insulated timber frame wall construction. Roof insulation comprising 300mm glass fibre. Efficient gas fired condensing combination boiler. Locking high performance double glazed timber windows. BS 5 lever mortice lock to front and rear doors. Security system with door sensors and passive detectors to NACOSS standards. Smoke detectors.

Kitchens

Fully fitted kitchen with spaces for appliances. Stainless steel inset sink and chromium plated taps. Internal recycling facilities. Wall tiling between worktop and underside of wall units. Flooring to be non – slip vinyl.

Finishing Touches

Modern skirting board and architrave. Panelled colonist style internal doors with traditional lever furniture.

Paintwork

External paintwork and internal skirting and architrave white gloss. Plastered walls and ceilings finished with matt emulsion.

Bathrooms and En suite

Stylish white sanitaryware with chromium plated taps. Electric shower over bath with glazed shower screen. Half height tiling around bath, full height at shower end. Non – slip vinyl flooring.

Electrical

TV and BT points to lounge and master bedroom. External security lights to front and rear. Socket and BT points to second bedroom to facilitate home working. Pendant light fittings throughout.

External

Turfed and paved rear garden, landscaped external area to front. Concrete post and timber panel fencing. Storage shed to rear garden. Gates to rear garden access. Off road parking. External rotary dryer.

Warranty

All homes carry the NHBC 10-year “Build Mark” warranty.

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation.