



c/o Clarke Group Ltd  
The Workshop  
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## **PROPERTY SPECIFICATION – QUADRING**

### **EXTERNAL:**

- Composite front doors with polished chrome furniture.
- uPVC windows throughout.
- Private road - block paving.
- Private drives are to be topped with local Lincolnshire gravel.
- Patio area made up of Riven Sandstone paving slabs.
- Bricks & roof tiles as per the external material schedule.
- Black UPVC rainwater goods.

### **ELECTRICAL:**

- Brushed stainless steel face plates throughout
- Downlights to kitchens, bathrooms and en-suites
- Pendant lights to all other rooms
- Tv points (digital) to lounge and all bedrooms with digital aerial installation
- Openreach master switch to sitting room for use with internet or telephone connections.
- Smoke/heat & carbon monoxide detection, all to meet current building regulations as required in kitchen and adjacent wood burning stoves
- Hardwired intruder alarm with PIR sensors and keypad point adjacent front door.
- Garages to have 2no. double sockets and lights.
- External IP65 socket to garage.

### **PLUMBING & HEATING:**

- Gas fired central heating with system boiler.
- Underfloor heating system throughout ground floor with individual room thermostats.
- Thermostatically controlled radiators to 1<sup>st</sup> floor.
- Wood/Solid fuel burning stoves.
- 2no. External taps.

### **JOINERY:**

- Oak internal doors.
- Painted staircase, stair strings, treads, risers, balustrades and oak handrails.
- All internal joinery items (architraves, skirtings & door linings) to be gloss white paint finish.
- Brushed metal finish door furniture through-out.

### **KITCHEN/UTILITY ROOM:**

- Fully fitted kitchen & utility

#### **INTERNAL FINISHING:**

- Brickwork feature fireplace with slate hearth.
- Emulsion (white) to ceilings throughout.
- Linen emulsion to walls throughout.
- Karndean flooring to kitchen, utility, cloakroom, main bathroom & en-suite.

#### **BATHROOMS, WC's AND ENSUITES:**

- Opaque glazed windows where shown.
- Suite with showers, baths and storage vanity style units (dependant on layout).
- Chrome towel rails to bathroom and en-suite.
- Recessed LED down lights.
- Wall tiling.

#### **GARAGE:**

- Fairfaced/pointed blockwork walls.
- Manual up and over garage door.
- UPVC personnel door to garage. 44mm fire rated door from internal dependant upon layout.

**NOTE: THE ABOVE SPECIFICATION IS SUBJECT TO CHANGE.**

**UPDATED: 06/03/2020**