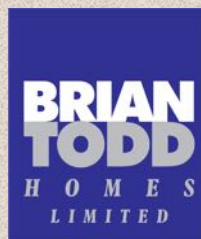


Building quality homes



for over 45 years

Hawthorn Lane Specification

- NHBC 10 Year Warranty
- Jeldwen box sash windows with 40 year guarantee
- Low Maintenance feature Brickwork to gables
- Gas-Fired Central Heating with Ground Floor Underfloor Heating System
- Front and Rear Turfed Lawns



- Installations incorporate safety circuit breakers
- Ample power points and TV outlets throughout property
- Doorbell fitted to the front door
- TV and Telephone points in all bedrooms
- Quality external lighting fitted to front and rear of property



- Purchaser will have a choice of Kitchen units made available with a cost allowance of £10000

- Showers fitted to bathrooms and en-suites
- Plumbing for an automatic washing machine
- Outside Tap
- Cost allowance of £2000 for Wood Burning Stove
- Bathroom Allowance of £3000
- Wall Tiling Allowance of £1000 including free fitting

- Quality moulded skirting boards and architraves
- Quality internal doors and furniture
- Property painted accordingly

- All properties fitted with Burglar Alarm System
- 5 Lever Locks fitted to all external doors
- Mains and battery back up smoke detectors fitted as standard

PC Allowance Overview

- Kitchen/Utility £10000
- Bathroom £3000
- Fireplace £2000
- Wall Tiles £1000