



THAKEHAM

## THE WILMINGTON SPECIFICATION

### BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- Stainless steel sink, with mono sink mixer tap by Vado
- Electrolux stainless steel double oven
- Induction hob with integrated extractor hood
- Energy efficient integrated Electrolux dishwasher
- Energy efficient integrated Electrolux 70/30 split fridge/freezer
- Provision for washer/dryer in hall cupboard

### STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen, shower in en-suite
- Wall mounted bath/shower mixer tap by Vado
- White summer use towel warmers
- Porcelanosa tiles to selected areas

### INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase, newel posts and handrail
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery

### ECOLOGY

- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs
- Hedgehog houses in communal landscaped areas

### SECURITY & PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- Mains fed carbon monoxide detector, positioned adjacent to gas boiler
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

### EXTERNAL

- Timber external entrance door with multi-point locking system
- UPVC double glazed windows with French doors to kitchen/family/dining area
- Closeboard fencing to rear gardens
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden

### HEATING, ELECTRICAL & LIGHTING

- Energy efficient combination boiler
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen/dining, bathroom, en-suite and cloakroom with pendant lighting in remaining areas
- White sockets and switch plates in all areas (stainless steel in kitchen) with integrated USB charging in kitchen and bedrooms
- Multi-gang grid switch for kitchen appliances
- White shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Wired for terrestrial TV to hall media cupboard
- Wired for Sky Q to living room and all other rooms via Sky Q technology
- TV/satellite point in living room
- Electric car charging point



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The Wilmington

Woodgate  
PEASE POTTAG



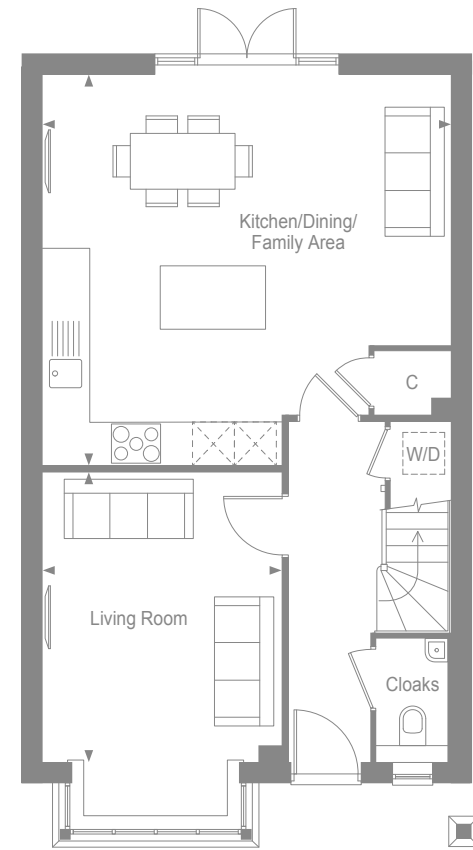
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### GROUND FLOOR



Kitchen/Dining /Family Area	5.85m x 5.50m	19'1" x 18'0"
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Living Room	4.06m x 3.36m	13'3" x 11'0"
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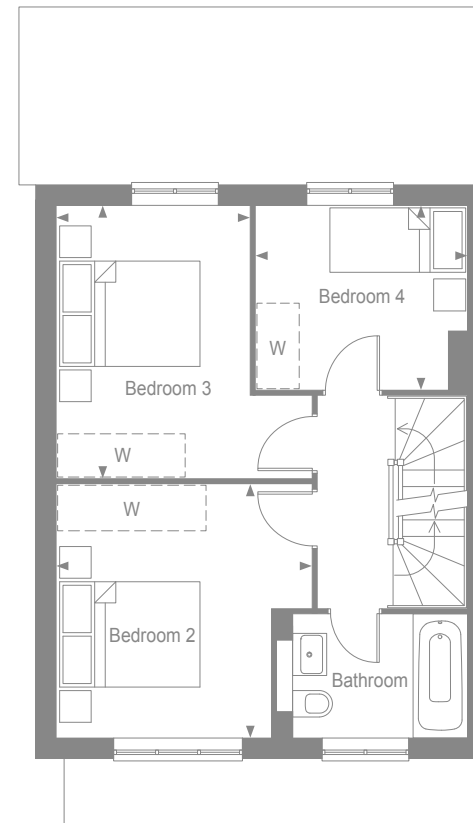
Woodgate PEASE POTTS

W/D - Space for washer/dryer  
C - Cupboard



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### FIRST FLOOR



Bedroom 2	3.57m x 3.53m	11'7" x 11'5"
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Bedroom 3	3.81m x 2.69m	12'5" x 8'8"
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Bedroom 4	2.99m x 2.56m	9'8" x 8'3"
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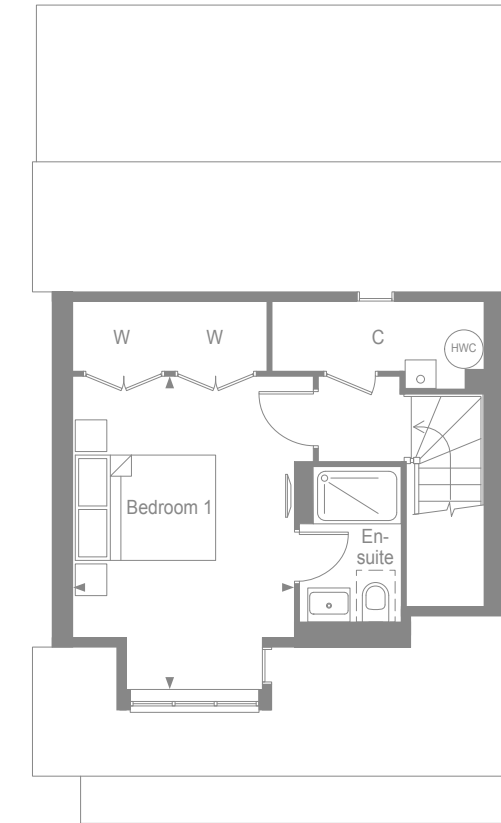
Woodgate PEASE POTTS

W - Space for wardrobe



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### SECOND FLOOR



Bedroom 1	3.67m x 3.09m	12'0" x 10'1"
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Woodgate PEASE POTTS

C - Cupboard  
W - Wardrobe  
-- - Depicts low ceilings  
HWC - Hot Water Cylinder