

# Specification

(Bungalows)

## Kitchen

	Lamorna	Helford
Howdens fully fitted kitchen with soft close to doors and drawers	•	•
38mm Laminate worksurfaces	•	•
Lamona Ceramic Hob	•	•
Lamona Double Oven	•	•
Lamona built in 70/30 split fridge/freezer	•	•
Lamona built in extractor	•	•
Lamona built in dishwasher	•	•
Black Granite Composite 1.5 bowl sink with Rienza Polished Chrome tap	•	•
Lamona built in washing machine	•	•

## Heating & Ventilation

Air sourced heat pump with underfloor heating	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•
Mechanical ventilation heat recovery system	•	•

## Bathrooms

White Sanitaryware with chrome fittings	•	•
Wall hung rimless Roca WC's	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•
Mirror with integral light and dimista to bathroom and en-suite (where applicable)	•	•

## Internal Finishes

	Lamorna	Helford
Light Oak Veneered doors with contemporary door furniture	•	•
White emulsion to ceilings and walls	•	•
White gloss woodwork	•	•

## Lighting & Electrical

Open network fibre to premises	•	•
Terrestrial TV aerial	•	•
TV point to living room and master bedroom	•	•
External lights to all entrance doors	•	•
LED downlights to kitchen area and bathrooms	•	•

## External

Anthracite Grey UPVC windows	•	•
External doors with multipoint locking	•	•
Landscaping to front gardens, turfed rear gardens	•	•
External tap to rear	•	•
Paved patio area to rear	•	•
Power and light to garages with personnel doors (where applicable)	•	•
7.0 Kw EV Charger	•	•

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# Specification

## Kitchen

	Gannel	Trevarrack	Kensey	Tonnow	Chy An Glas	Lynher
Howdens fully fitted kitchen with soft close to doors and drawers	•	•	•	•	•	•
38mm square edged Laminate worksurfaces	•	•	•	•	•	•
Lamona Ceramic Hob	•	•	•	•	•	•
Lamona Double Oven	•	•	•	•	•	•
Lamona built in 70/30 split fridge/freezer	•	•	•	•	•	•
Lamona built in extractor	•	•	•	•	•	•
Lamona built in dishwasher	•	•	•	•	•	•
Black Granite Composite 1.5 bowl sink with Rienza Polished Chrome tap	•	•	•	•	•	•
Lamona built in washing machine	•	•	•	•	•	•

## Heating & Ventilation

Air sourced heat pump, underfloor heating to ground floor & radiators to first floor	•	•	•	•	•	•
ASHP Hot water cylinder with electric panel heating	•	•	•	•	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Mechanical Ventilation heat recovery system	•	•	•	•	•	•

## Bathrooms

White Sanitaryware with chrome fittings	•	•	•	•	•	•
Wall hung rimless Roca Wc's	•	•	•	•	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Semi-pedestal basin to cloakroom	•	•	•	•	•	•

## Internal Finishes

Light Oak Veneered doors with contemporary door furniture	•	•	•	•	•	•
White emulsion to ceilings and walls	•	•	•	•	•	•
White gloss woodwork with hardwood handrail to staircase	•	•	•	•	•	•

## Lighting & Electrical

Open network fibre to premises	•	•	•	•	•	•
Terrestrial TV aerial	•	•	•	•	•	•
TV point to living room and master bedroom	•	•	•	•	•	•
External lights to all entrance doors	•	•	•	•	•	•
LED downlights to kitchen area and bathrooms	•	•	•	•	•	•

## External

Anthracite Grey UPVC windows	•	•	•	•	•	•
External doors with multipoint locking	•	•	•	•	•	•
Landscaping to front gardens, turfed rear gardens	•	•	•	•	•	•
External tap to rear	•	•	•	•	•	•
Paved patio area to rear	•	•	•	•	•	•
Power and light to garages with personnel doors (where applicable)	•	•	•	•	•	•
7.0 Kw EV Charger	•	•	•	•	•	•

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# Specification

## Kitchen

	Penpol	Lerryn
Howdens fully fitted kitchen with soft close to doors and drawers	•	•
20mm Siliestone worksurfaces to kitchen and utility room	•	•
Lamona Tumble Dryer	•	•
Bosch Induction Hob	•	•
Bosch Double Oven	•	•
Bosch built in 60/40 split fridge/freezer	•	•
Lamona built in extractor	•	•
Bosch built in dishwasher	•	•
Black Granite Composite 1.5 bowl sink with Rienza Polished Chrome tap	•	•
Bosch built in washing machine	•	•

## Heating & Ventilation

Air sourced heat pump, underfloor heating to ground floor & radiators to first floor	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•
Mechanical heat recovery system ventilation	•	•

## Bathrooms

White Sanitaryware with chrome fittings	•	•
Wall hung rimless Roca WC's	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•
Semi-pedestal basin to cloakroom	•	•

## Internal Finishes

	Penpol	Lerryn
Light Oak Veneered doors with contemporary door furniture	•	•
White emulsion to ceilings and walls	•	•
White gloss woodwork with hardwood handrail to staircase	•	•

## Lighting & Electrical

Open network fibre to premises	•	•
Terrestrial TV aerial	•	•
TV point to living room and master bedroom	•	•
External lights to all entrance doors	•	•
LED downlights to kitchen area and bathrooms	•	•

## External

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