



THE  
SPECIFICATION

VALENTINE PARK

KING'S LYNN

# SPECIFICATION

	Gainsborough	Hollinwell	Lansdown	Leaside	Newbury	Puttenham	Roseberry	Silverdale	Richmond
10 year LABC Warranty	●	●	●	●	●	●	●	●	●
2-year emergency cover	●	●	●	●	●	●	●	●	●
Air Source Heat Pump/Cylinder for hot water storage	●	●	●	●	●	●	●	●	●
Independent heating controls to each floor	●	●	●	●	●	●	●	●	●
<b>Kitchen / Utility Room</b>									
Symphony kitchen with soft closers to cupboards & drawers	●	●	●	●	●	●	●	●	●
95mm laminate upstands to match worktop	●	●	●	●	●	●	●	●	●
Brushed steel single electric oven	●	●							
Brushed steel double electric oven			●	●	●	●	●	●	●
Ceramic hob	●	●	●	●	●	●	●	●	●
Brushed steel chimney hood	●	●	●	●	●	●	●	●	●
Brushed steel island hood								●	
Stainless steel splashback to hob	●	●	●	●	●	●	●	●	●
Single bowl stainless steel sink with mixer tap	●	●							
1 ½ bowl stainless steel sink with mixer tap			●	●	●	●			
Rangemaster Glendale sink with mixer tap							●	●	●
Integrated fridge freezer							●	●	●
Integrated dishwasher							●	●	●
Chrome downlighters**	●	●	●	●	●	●	●	●	●
Plumbing for washing machine	●	●	●	●	●	●	●	●	●
<b>Bathroom</b>									
White Ideal Standard sanitaryware	●	●	●	●	●	●	●	●	●
Porcelanosa wall tiles*	●	●	●	●	●	●	●	●	●
Ideal Standard taps & fittings	●	●	●	●	●	●	●	●	●
Mira Minimal shower	●	●						●	
Chrome downlighters**	●	●	●	●	●	●	●	●	●
Shaver socket	●	●	●	●	●	●	●	●	●
<b>Cloakroom</b>									
White Ideal Standard sanitaryware	●	●	●	●	●	●	●	●	●
Porcelanosa wall tiles*	●	●	●	●	●	●	●	●	●
Ideal Standard taps & fittings	●	●	●	●	●	●	●	●	●
Chrome downlighters**	●	●	●	●	●	●	●	●	●

	Gainsborough	Hollinwell	Lansdown	Leaside	Newbury	Puttenham	Roseberry	Silverdale	Richmond
<b>En-Suite</b>									
White Ideal Standard sanitaryware			●	●	●	●	●	●	●
Porcelanosa wall tiles*			●	●	●	●	●	●	●
Ideal Standard taps & fittings			●	●	●	●	●	●	●
Mira Minimal shower			●	●	●	●	●	●	●
Mira Azora electric shower to en-suite 2									●
Chrome downlighters**			●	●	●	●	●	●	●
<b>Electrical</b>									
White slimline sockets & switches	●	●	●	●	●	●	●	●	●
TV & BT sockets to living room and bedroom 1	●	●	●	●	●	●	●	●	●
Chrome door bell	●	●	●	●	●	●	●	●	●
<b>General</b>									
Anthracite UPVC front door	●	●	●	●	●	●	●	●	●
Anthracite UPVC rear door	●	●	●	●	●	●	●	●	●
Anthracite UPVC double-glazed windows and French doors**	●	●	●	●	●	●	●	●	●
5-panel vertical internal doors in white	●	●	●	●	●	●	●	●	●
Chrome ironmongery	●	●	●	●	●	●	●	●	●
White emulsion walls and ceilings	●	●	●	●	●	●	●	●	●
White satinwood to woodwork	●	●	●	●	●	●	●	●	●
Mains-operated smoke detectors to all floors	●	●	●	●	●	●	●	●	●
Stelrad Elite radiators	●	●	●	●	●	●	●	●	●
<b>External</b>									
Timber 1800mm fence on timber posts***	●	●	●	●	●	●	●	●	●
Turfed and landscaped front gardens.***	●	●	●	●	●	●	●	●	●
External tap							●	●	●
EV charging point	●	●	●	●	●	●	●	●	●
PIR activation external light to front door	●	●	●	●	●	●	●	●	●
PIR activation external light to rear elevation	●	●	●	●	●	●	●	●	●

\* Choice of tiles subject to build stage

\*\* Please check with Sales Executive for details of specific housetype

\*\*\* Refer to landscaping and boundary treatment plan