

THE SPECIFICATION



FLORENCE
FIELDS

King's Lynn

Nar Valley Park showhome interior

SPECIFICATION

	Gainsborough	Hollinwell	Lansdown	Leaside	Milford	Newbury	Puttenham	Oakdale	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	●	●	●	●	●	●	●	●	●	●	●
Kitchen / Utility Room											
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	●	●	●	●	●	●	●	●	●	●	●
Bathroom											
White Ideal Standard sanitaryware	●	●	●	●	●	●	●	●	●	●	●
Porcelanosa wall tiles*	●	●	●	●	●	●	●	●	●	●	●
Ideal Standard taps & fittings	●	●	●	●	●	●	●	●	●	●	●
Mira React shower	●	●								●	
Chrome downlighters**	●	●	●	●	●	●	●	●	●	●	●
Shaver socket	●	●	●	●	●	●	●	●	●	●	●
Cloakroom											
White Ideal Standard sanitaryware	●	●	●	●	●	●	●	●	●	●	●
Porcelanosa wall tiles*	●	●	●	●	●	●	●	●	●	●	●
Ideal Standard taps & fittings	●	●	●	●	●	●	●	●	●	●	●
Chrome downlighters**	●	●	●	●	●	●	●	●	●	●	●

	Gainsborough	Hollinwell	Lansdown	Leaside	Milford	Newbury	Puttenham	Oakdale	Roseberry	Silverdale	Richmond
En-Suite											
White Ideal Standard sanitaryware			●	●	●	●	●	●	●	●	●
Porcelanosa wall tiles*			●	●	●	●	●	●	●	●	●
Ideal Standard taps & fittings			●	●	●	●	●	●	●	●	●
Mira React shower			●	●	●	●	●	●			
Mira Minimal shower									●	●	●
Mira Azora electric shower to en-suite 2											●
Chrome downlighters**			●	●	●	●	●	●	●	●	●
Electrical											
White slimline sockets & switches	●	●	●	●	●	●	●	●	●	●	●
TV & BT sockets to living room and bedroom 1	●	●	●	●	●	●	●	●	●	●	●
Chrome door bell	●	●	●	●	●	●	●	●	●	●	●
General											
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 Compact radiators	●	●	●	●	●	●	●	●	●	●	●
External											
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

LOVELL
HOMES