

# Eskdene Rise Specification

|   | HT 5 - 2 Bed |     | HT 9 - 3 Bed |     | HT 10 - 3 Bed |     | HT 11 - 4 Bed |     |
|---|--------------|-----|--------------|-----|---------------|-----|---------------|-----|
|   | The Helm     |     | The Austin   |     | The Vaux      |     | The Menville  |     |
|   | SO           | RtB | SO           | RtB | SO            | RtB | SO            | RtB |
| <b>Kitchen features</b>   |              |     |              |     |               |     |               |     |
| Fully fitted kitchen  | •            |     | •            | •   | •             | •   |               | •   |
| Soft-close doors  | •            |     | •            | •   | •             | •   |               | •   |
| 40mm thick worktops with matching upstand   | •            |     | •            | •   | •             | •   |               | •   |
| Extraction via fan in wall or ceiling   | •            |     | •            | •   | •             | •   |               | •   |
| Integrated oven, hob, fridge/freezer, dishwasher and cooker hood  | •            |     | •            |     | •             |     |               |     |
| Space provided for freestanding cooker (requires electrical connections) washing machine and fridge/freezer |              |     |              | •   |               | •   |               | •   |
| Stainless steel splashback above cooker space   | •            |     | •            | •   | •             | •   |               | •   |
| 1½ bowl stainless sink and drainer  | •            |     | •            | •   | •             | •   |               | •   |
| Chrome mixer taps   | •            |     | •            | •   | •             | •   |               | •   |
| Chrome LED downlights   | •            |     | •            | •   | •             | •   |               | •   |

|   |   |  |   |   |   |   |  |   |
|---|---|--|---|---|---|---|--|---|
| <b>Bathroom features</b>  |   |  |   |   |   |   |  |   |
| White contemporary style sanitaryware   | • |  | • | • | • | • |  | • |
| Chrome finish deck-mounted bath filler tap with shower attachment on slide-rail and glass shower screen over bath | • |  | • | • | • | • |  | • |
| Ceramic full-height tiling on 3 walls around bath and splashback tiling above basin                               | • |  | • | • | • | • |  | • |
| Chrome towel radiator (dual fuel)   | • |  | • | • | • | • |  | • |
| Domed light fitting   | • |  | • | • | • | • |  | • |

|  |   |   |   |   |   |   |  |   |
|--|---|---|---|---|---|---|--|---|
| <b>Electrical features</b>   |   |   |   |   |   |   |  |   |
| Anthracite grey front doorbell   | • |   | • | • | • | • |  | • |
| Light to front and rear entrances  | • |   | • | • | • | • |  | • |
| White electrical sockets/switch plates in all rooms                                  | • |   | • | • | • | • |  | • |
| Multi-media plate in living room with TV, telephone and data point                   | • |   | • | • | • | • |  | • |
| Socket with USB input to kitchen (1) and master bedroom (2)                          | • |   | • | • | • | • |  | • |
| TV and BT point to master bedroom*<br>TV Aerial not provided                         | • |   | • | • | • | • |  | • |
| Mains wired smoke and heat detectors   | • |   | • | • | • | • |  | • |
| PV solar panels  | • |   | • | • | • | • |  | • |
| Air Source Heat Pump heating system with radiators throughout and hot water cylinder | • |   | • | • | • | • |  | • |
| Electrical vehicle charging point  | • | • | • | • | • | • |  | • |

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| <b>External features</b>  |             |     |              |     |               |     |               |     |
| 1.8m high rear enclosure fencing  | •           |     | •            | •   | •             | •   |               | •   |
| Turf to front and rear gardens  | •           |     | •            | •   | •             | •   |               | •   |
| Concrete paving around home with paved patio to rear garden                                 | •           |     | •            | •   | •             | •   |               | •   |
| Outside tap   | •           |     | •            | •   | •             | •   |               | •   |
| <b>Security features</b>  |             |     |              |     |               |     |               |     |
| Front and rear doors with multi-point locking system  | •           |     | •            | •   | •             | •   |               | •   |
| Front door restrictor and viewer  | •           |     | •            | •   | •             | •   |               | •   |
| Window restrictors at first floor   | •           |     | •            | •   | •             | •   |               | •   |
| <b>Internal features</b>  |             |     |              |     |               |     |               |     |
| Internal doors - vertical line design with white gloss paint and chrome finish door handles | •           |     | •            | •   | •             | •   |               | •   |
| Skirtings and architraves with white gloss paint  | •           |     | •            | •   | •             | •   |               | •   |
| Ceilings, walls and woodwork finished in white  | •           |     | •            | •   | •             | •   |               | •   |
| Loft and fully filled cavity wall insulation  | •           |     | •            | •   | •             | •   |               | •   |
| Curtain battens fitted to all window reveals except in kitchen, bathroom and WC             | •           |     | •            | •   | •             | •   |               | •   |
| Flooring: vinyl flooring in bathrooms, WC and kitchen                                       | •           |     | •            | •   | •             | •   |               | •   |
| Flooring: carpets to all other rooms  | •           |     | •            |     | •             |     |               |     |