

THE ABINGER V2 SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- AEG stainless steel double oven
- AEG ceramic hob with stainless steel chimney hood
- Integrated Electrolux dishwasher A+
- Integrated Electrolux 70/30 split fridge/freezer A+
- AEG washer/dryer A (freestanding in cupboard)

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Wall hung concealed cistern WC
- White steel enamel bath with over bath shower screen
- Wall mounted bath/shower mixer tap by Vado
- Chrome summer use towel warmers with TRVs
- Ceramic wall tiling to selected areas
- Recessed cabinet in bathroom or en-suite
- Polished edge mirror over sanitaryware in bathroom only

INTERIOR FINISHES

- Porcelanosa floor tiling to hall, cloakroom, kitchen / dining and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase and white oak newel posts and handrail
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery
- Telescopic aluminium loft ladder with handrail

ECOLOGY

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

SECURITY AND 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
- UPVC double glazed windows with bifolds to separate living and also to the kitchen/dining/family
- 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 Vaillant combination boiler and a hot water cylinder
- Underfloor heating on ground floor with gas fired radiator heating on first and second floor
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen / dining / family area, bathroom, en-suite & 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
- Chrome shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Wired for terrestrial TV to hall media cupboard & digital aerial installation to loft space
- Wired for SkyQ to living room and alternative second position with blank plate, and all other rooms via SkyQ technology
- TV/satellite point in living room and secondary TV points in all bedrooms



THAKEHAM



THE ABINGER V2

Plot 272

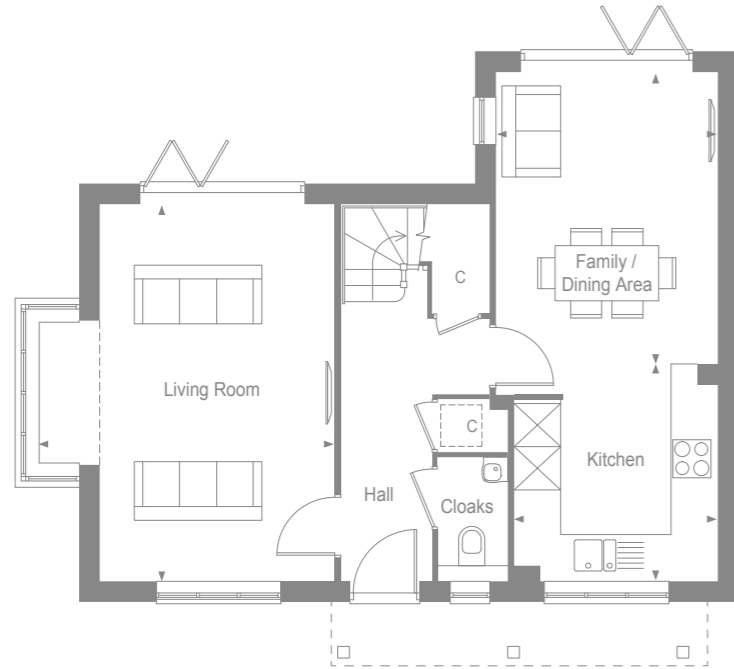
Woodgate
PEASE POTTS

Woodgate
PEASE POTTS



THAKEHAM

GROUND FLOOR

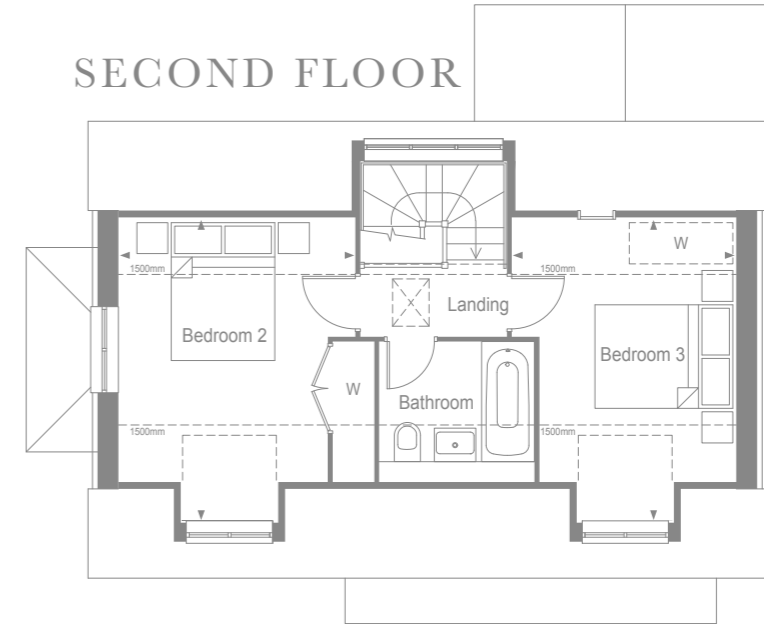


Kitchen	3.13m x 2.90m	10'3" x 9'7"
Dining/Family Area	4.21m x 3.17m	13'10" x 10'5"
Living Room	5.42m x 4.28m	17'9" x 14'0"

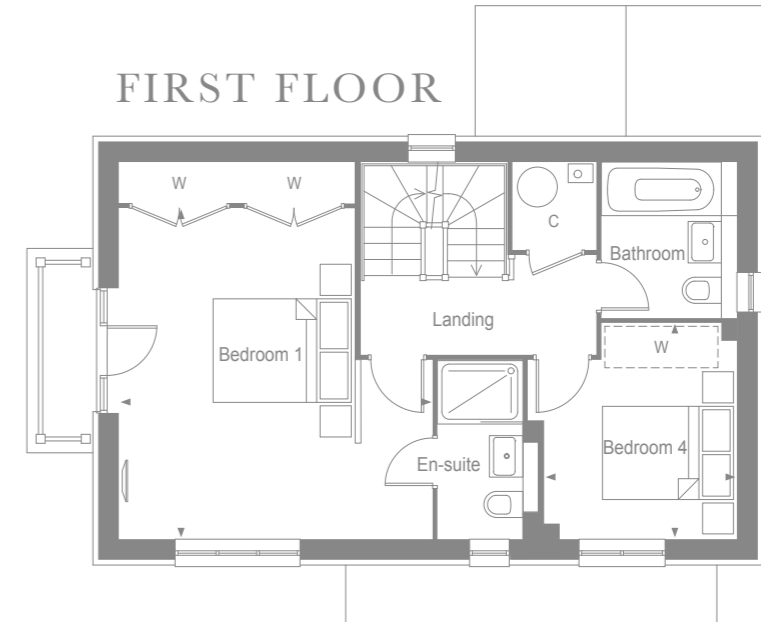


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SECOND FLOOR



FIRST FLOOR



Bedroom 1	4.76m x 4.51m	15'7" x 14'9"
Bedroom 2	4.35m x 3.39m	14'3" x 11'1"
Bedroom 3	4.35m x 3.20m	14'3" x 10'6"
Bedroom 4	3.10m x 2.76m	10'2" x 9'0"

W - Wardrobe
 [W] - Space for Wardrobe
 C - Cupboard