

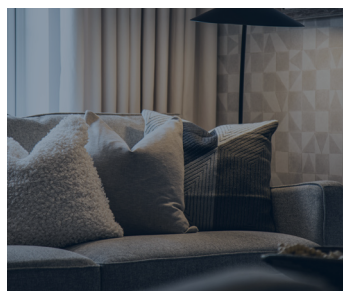
SPECIFICATION

Before you move in you will be invited to visit your home and be given a home demonstration of appliances, controls and fittings. You will be provided with a Home Owner's Manual and a Welcome Pack including manufacturers guarantees, warranties, instructions, registration details and information about looking after your new home.

The standard specification at **Cavanna @ Elm Park** is as follows:

	2 BED	3 BED	4 BED
KITCHEN			
Choice of kitchen units from the Cavanna Homes range*	●	●	●
Choice of 25mm square edge laminate worktop with matching upstands*	●	●	●
Inset chrome 1.5 bowl sink with twin lever mixer tap	●	●	●
Bosch stainless steel 60cm built in oven	●	●	●
Bosch 80cm induction hob**			●
Bosch 60cm induction hob	●	●	
60cm stainless steel cooker hood**	●	●	
90cm stainless steel cooker hood**			●
Choice of glass or stainless steel splashback behind hob	●	●	●
Bosch built in 70/30 fridge-freezer	●	●	●
Bosch fully integrated 45cm dishwasher	●		
Bosch fully integrated 60cm dishwasher		●	●
Under unit wall LED circular stainless steel finish lights	●	●	●
UTILITY ROOM			
Choice of 25mm square edge laminate worktop with matching upstand**		●	●
Inset stainless steel single bowl sink with single lever mixer tap**		●	●
BATHROOM			
Roca white sanitaryware fitted to cloakroom, bathroom & ensuite with chrome brassware	●	●	●
Roca Bilbao white bath fitted to bathroom with glass shower screen	●	●	●
Wall mounted thermostatic bath shower mixer and 3 function shower head in bathroom	●	●	●
Full height tiling around the bath and tiled splashback to sink in bathroom	●	●	●
ENSUITE			
Thermostatic shower with rainhead in the ensuite to bedroom 1	●	●	●
Mira low shower tray in white with glass shower door to ensuite	●	●	●
Full height tiling to shower and tiled splashback to sink in ensuite to bedroom 1	●	●	●
3 function shower to ensuite in bedroom 2**			●
Full height tiling to shower and tiled splashback to sink to ensuite in bedroom 2**			●
CLOAKROOM			
Tile splashback behind sink in the cloakroom	●	●	●
INTERNAL JOINERY & FINISHES			
Corsica style oak internal doors**	●	●	●
Choice of brushed chrome, polished chrome or black nickel ironmongery throughout	●	●	●
Ovolo skirting & architrave fitted throughout	●	●	●
White painted staircase with light oak handrail	●	●	●
All walls and ceilings painted in Chantilly	●	●	●
All internal timberwork painted in white gloss	●	●	●
Window gaurd to all windows with a cill below 1100mm from finished floor level	●	●	●

ELECTRICAL			
White sockets & switches throughout	●	●	●
TV & Data points to lounge and bedroom 1	●	●	●
Master telephone point fitted in cupboard and additional point in lounge	●	●	●
White shaver socket fitted to bathroom only	●	●	●
White downlighters fitted to kitchen, bathroom & ensuite	●	●	●
Pendant light fittings with LED bulbs to all other rooms	●	●	●
LED strip light fitted to garage**		●	●
Front external light	●	●	●
Smoke detectors and heat/carbon monoxide detector fitted	●	●	●
Mechanical extractor fans to utility, bathroom, ensuite, WC & Kitchen	●	●	●
HEATING & PLUMBING			
Combination gas boiler	●	●	●
Compact radiators with TRV's (not provided in rooms with a thermostat)	●	●	●
Chrome towel rail to bathroom & ensuite	●	●	●
Programmable Thermostats	●	●	●
EXTERNAL DOORS & WINDOWS			
GRP external front door with multi point locking system and chrome ironmongery	●	●	●
PVCu double glazed French Doors with polished chrome handles	●	●	●
Half glazed rear door**		●	●
PVCu double glazed windows with polished chrome handles	●	●	●
Steel panel up & over garage door**		●	●
EXTERNAL			
External Tap	●	●	●
45cm x 45cm natural grey finish slabs to patio area and pathways	●	●	●
Seeded turf to front and rear gardens inline with landscape drawings	●	●	●
Planting scheme inline with landscape drawings	●	●	●
1.8m high close boarded timber fencing	●	●	●
Round brass bell push doorbell	●	●	●
Black house number	●	●	●
WARRANTIES			
2 year customer aftercare service provided by Cavanna Homes	●	●	●
10 year warranty provided by NHBC	●	●	●



* Subject to stage of construction - ask for details.
 ** Ask Sales Advisor for plot specific details.

Specification correct at time of print but can vary.

Please check plot specific details with the Sales Advisor. Images shown are from other Cavanna developments and are used for indicative purposes only.