

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 specification at [Warmwell Rise](#) is as follows:

SPECIFICATION ITEM	2 BED	3 BED	4 BED
KITCHEN			
Choice of kitchen units from the Cavanna Homes range*	●	●	●
Choice of 25mm laminate worktop with matching upstands*	●	●	●
Inset stainless steel 1.5 bowl sink with twin lever mixer tap	●	●	●
Boiler housing to match chosen kitchen units from the Cavanna Homes range**	●	●	●
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			●
Stainless steel splashback behind hob	●	●	●
Bosch built in 70/30 fridge-freezer	●	●	●
Bosch fully integrated 60cm dishwasher	●	●	●
Under unit wall LED circular brushed chrome lights	●	●	●
UTILITY ROOM			
Choice of 40mm laminate worktop with matching upstand*			●
Inset stainless steel single bowl sink with single lever mixer tap			●
BATHROOM, ENSUITE & CLOAKROOM			
Roca white sanitaryware fitted to cloakroom, bathroom & ensuite with chrome brassware	●	●	●
Roca Bilbao white bath fitted to bathroom with Mira single panel glass bath 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 the bathroom	●	●	●
Mira low shower tray in white with glass shower door**	●	●	●
Thermostatic rain head shower with additional handset to ensuite in bedroom 1	●	●	●
Full height tiling to shower and tiled splashback to sink to ensuite in bedroom 1	●	●	●
Wall mounted 3 function shower head in ensuite to bedroom 2**			●
Mira low shower tray in white with glass shower door**			●
Full height tiling to shower and tiled splashback to sink ensuite in bedroom 2**			●
Tile splashback behind sink in the cloakroom	●	●	●
INTERNAL JOINERY & FINISHES			
Corsica style oak internal doors throughout & glazed Corsica oak door to kitchen/diner	●	●	●
Choice of polished chrome, satin nickel or black nickel ironmongery throughout	●	●	●
Ovolo skirting & architrave fitted throughout	●	●	●
White painted staircase with light oak handrail	●	●	●
All walls and ceilings painted in white emulsion	●	●	●
All internal timberwork painted in white gloss	●	●	●
Window Guards finished in chrome to all windows 1100mm from finished floor level	●	●	●

ELECTRICAL			
White sockets & switches throughout	●	●	●
TV points to Lounge & bedroom 1	●	●	●
Master telephone point with ONT Fibre fitted in cupboard and additional point in lounge	●	●	●
Shaver socket fitted to bathroom only	●	●	●
Pendant light fittings with LED bulbs	●	●	●
White downlights fitted to kitchen, bathroom & ensuite	●	●	●
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 and Kitchen	●	●	●
In-roof solar PV panels	●	●	●
HEATING & PLUMBING			
Air Source Heat Pump with Heat Pump Cylinder	●	●	●
Programmable Thermostat	●	●	●
Underfloor heating to ground floor**	●	●	●
Stelrad compact radiators to non-underfloor heated floors only**	●	●	●
Chrome towel rail to bathroom & ensuite	●	●	●
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			
Heritage Brass Bell Push in matt bronze finish	●	●	●
Oval house number plate finished in black	●	●	●
EV Ohme Vehicle Charger	●	●	●
External Tap	●	●	●
45cm x 45cm natural grey finish slabs to patio area and pathways	●	●	●
Seeded turf to front and rear gardens	●	●	●
Planting scheme inline with landscape drawings	●	●	●
1.8m high close boarded timber fencing	●	●	●
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.