



KITCHEN	НОГГА	DAISY	PRIMROSE	ЕГМ	ROSEMARY
Fully fitted kitchen with laminate worktops and upstand	•	•	•	•	•
Soft close doors and drawers to kitchen units	•	•	•	•	•
Glass splashback behind hob (60cm)	•	•	•	•	
Glass splashback behind hob (90cm)					•
1.5 bowl stainless steel sink	•	•	•	•	•
Induction hob 60cm	•	•	•	•	
Induction hob 80cm					•
Stainless-steel single oven				•	
Stainless-steel double oven	•	•	•		
Stainless-steel single ovens x2					•
Stainless-steel extractor hood 60cm	•	•	•	•	
Stainless-steel extractor hood 90cm					•
Integrated separate fridge and freezer (under oven)					•
Integrated 70/30 split integrated fridge freezer	•	•	•	•	
Plumbing & electrics for washing machine (in utility)			•		
Plumbing & electrics for washing machine (in kitchen)	•	•		•	•

BATHROOM AND ENSUITE

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LIGHTING AND ELECTRICAL	НОГГА	DAISY	PRIMROSE	ЕГМ	ROSEMARY
Fibre network to the premises	•	•	•	•	•
Terrestrial TV aerial	•	•	•	•	•
TV points in living room and master bedroom	•	•	•	•	•
Telephone point in hall, living room, study or smallest bedroom (as applicable)	•	•	•	•	•
USB port master bedroom	•	•	•	•	•
LED downlights (refer to electrical layout for individual plot information)	•	•	•	•	•
Double switched socket outlets in kitchen (one to include					
double USB above breakfast bar/island where applicable					
Shaver socket to bathroom and ensuite (where applicable	•	•	•	•	•
External contemporary lantern light to front door area and		•	•	•	
wire only to rear patio area (where applicable)					
Power and lighting to garages within curtilage of plot					
(if applicable)					
Accessible loft light	•	•	•	•	•
Brushed stainless steel sockets and light switches to living room and kitchen/diner					•

INTERNAL FINISHES

Light oak veneer doors with contemporary chrome door furniture	•	•	•	•	•
Canvas white emulsion to walls and smooth white ceilings	•	•	•	•	•
White gloss woodwork	•	•	•	•	•

GENERAL

GENERAL					
uPVC double glazed casement windows	•	•	•	•	•
Sound insulation between floors and internal walls (where applicable)	•	•	•	•	•
External doorsets with multipoint locking system	•	•	•	•	•
Turfed rear garden with external tap	•	•	•	•	•
Rear garden boundary fences (as per external works plan)	•	•	•	•	•
HEATING					
Gas fired central heating	•	•	•	•	•

Baker Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details. Specification may be amended at any time without notice.

Please check specific plot details with the Sales Executive prior to reserving your home, particularly on items which are more important to you. Specification may change depending on house type and is subject to availability and product supply. * If applicable.



