



BAKER
ESTATES

SPECIFICATION



KITCHEN

| | 2 bedroom home | 3 bedroom home | 4 bedroom home | 5 bedroom home |
|---|----------------|----------------|----------------|----------------|
| Fully fitted kitchen with laminate worktops and upstand | ● | ● | | |
| Premium fully fitted kitchen with 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 | | ● | | |
| Two built in single ovens at eye level | | | ● | ● |
| Stainless-steel extractor hood (60cm) | ● | ● | | |
| Stainless-steel extractor hood (90cm) | | | ● | ● |
| Integrated fridge/freezer | ● | ● | | |
| Integrated fridge and freezer under ovens | | | ● | ● |
| Plumbing and electrics for dishwasher | ● | ● | ● | ● |

BATHROOM & EN-SUITE

| | | | | |
|---|---|---|---|---|
| Roca white sanitaryware with contemporary chrome fittings | ● | ● | ● | ● |
| Thermostatic valve with rainsense showerhead and loft shower complete with glass screen over bath | ● | ● | ● | ● |
| Thermostatic valve with rainsense showerhead in en-suites | | ● | ● | ● |
| White heated towel rail in bathroom and en suite (if applicable) | ● | ● | | |
| Chrome heated towel rail in bathroom and en-suite | | | ● | ● |
| Full height tiling around bath in bathroom | ● | ● | ● | ● |
| Full height tiling around shower in en-suite | | ● | ● | ● |
| Half height tiling to walls with sanitary ware in bathroom | ● | ● | ● | ● |
| Half height tiling to walls with sanitary ware in en-suite | | ● | ● | ● |

LIGHTING & ELECTRICAL

| | 2 bedroom home | 3 bedroom home | 4 bedroom home | 5 bedroom home |
|---|----------------|----------------|----------------|----------------|
| Fibre network to the premises | ● | ● | ● | ● |
| Telephone point in living room, hall, study/smallest bedroom | ● | ● | ● | ● |
| SKY Q TV Point | ● | ● | ● | ● |
| 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 en suite (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) | ● | ● | ● | ● |
| Brushed stainless steel sockets and switches to lounge and kitchen/dining room | | | ● | ● |
| Accessible loft light | ● | ● | ● | ● |

GENERAL

| | | | | |
|---|---|---|---|---|
| uPVC double glazed casement windows | ● | ● | ● | ● |
| Sound insulation between floors and internal walls (where applicable) | ● | ● | ● | ● |
| External doorsets with multipoint locking system | ● | ● | ● | ● |
| Turfed rear gardens and external tap (where applicable) | ● | ● | ● | ● |
| Rear garden boundary fences (as per external works) | ● | ● | ● | ● |

INTERNAL FINISHES

| | | | | |
|--|---|---|---|---|
| Light oak veneer doors with contemporary chrome door furniture | ● | ● | ● | ● |
| Timeless white emulsion to walls and smooth white ceilings | ● | ● | ● | ● |
| White gloss woodwork | ● | ● | ● | ● |

HEATING

| | | | | |
|---------------------------|---|---|---|---|
| Gas fired central heating | ● | ● | ● | ● |
|---------------------------|---|---|---|---|