

THE CYDEN DIFFERENCE AT ALEXANDER PARK, LOUTH

Kitchens

- Extensive choice of contemporary Kitchen cabinet, handle and laminate worktop styles with soft-close doors and drawers, and matching worktop upstands (subject to build stage)
- Branded stainless steel built-in double oven and branded 4 burner gas hob with non-branded chimney hood and splashback
- Integrated dishwasher in 4 & 5 bedroom homes
- Extensive choice of high-quality Johnson's floor tiles for Kitchen floor areas (subject to build stage)
- Down lighters to underside of wall cabinets
- Down lighters to ceiling
- Choice of resin-bonded granite single & a half bowl sinks with drainer and chrome taps (subject to build stage)
- Feature stainless steel flexihose tap to kitchen sinks in 4 & 5 bedroom homes

Bathrooms & En Suites

- Contemporary styled Ideal Standard white sanitary ware with chrome taps & shower head & vanity unit under basin
- En Suite showers (where applicable) will have a chrome thermostatic shower valve, silver-framed glass shower doors and 900mm (min except in the Amethyst) low step acrylic-covered resin stone shower tray
- Down lighters to ceiling(s)
- Extensive choice of high-quality Johnson's wall tiles to Bathroom, Cloakroom & En Suite walls to specified areas (subject to build stage)
- Floor tiling to Cloakroom (choice as per Kitchen floor tiling)
- Contemporary chrome ladder towel rails to Bathroom & En Suite

Central Heating & Hot Water

- A-rated high efficiency boilers with zoned thermostat for flexible living
- Mains pressure hot water system

General

- Oak veneered doors to ground floor and 5 panel painted doors upstairs (please check individual home-styles)
- Walls, skirting & architraves in contemporary paint colour scheme
- Generous provision of double power points, TV and telephone points
- USB port power point in Kitchen, Lounge and Master Bedroom
- Mirrored sliding wardrobes to Bedroom 1 in 4 & 5 bedroom homes (subject to build stage)
- Electronic security alarm system
- GRP composite front doors with 5 point locking system
- Block paved driveways
- Landscaped front gardens and rotivated rear gardens
- Outside tap with non-return valve (see working drawings for location)
- LABC ten year new home warranty
- Generous patio area with riven-faced patio slabs

28/03/2021



We reserve the right to amend our specification, as circumstances prevail, but we will advise you of any significant changes when they happen. Specifications for bungalows may vary – Ask for information. A Management Company will be formed to maintain the public open spaces on The Park at an estimated annual fee of £100.