



SEQUOIA MEADOWS

SPECIFICATION



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable appliances built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.



SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish Silver Birch kitchens with Siemens appliances (Faber cooker hood to islands/peninsula designs)
- 25mm laminate worktops to kitchen and utility room
- Four/five zone induction hob (as design dictates)
- Built-in single oven
- Built-in microwave (Bryce)
- Built-in combination microwave (Cleland – Moncrief)
- Built in warming drawer (Moncrief)
- Built in fridge freezer (2No to Kennedy – Moncrief)
- Built in dishwasher
- Contemporary tap in kitchens and utility
- 1½ bowl stainless steel sink in kitchens
- Single bowl stainless steel sink in utility rooms
- Appliance space for washer/dryer where no utility provided (Allan – Banton)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range (baths by Carron)

- Contemporary taps and fittings
- Glass finished shower enclosures
- White shower trays
- Thermostatic shower valves and heads
- Chrome towel warmers to bathroom and bedroom 1 en suite
- Full height tiles to bath and shower enclosures
- Vanity units to cloakroom (Bryce – Moncrief), bathroom, and bedroom 1 en suite

DECORATION

- Internal walls will be finished in Covermatt white emulsion
- Ceilings will be finished in Covermatt white emulsion
- Pre-finished white pass doors
- Satinwood white paint to skirtings and facings

WARDROBES

- Stylish sliding wardrobe doors with shelves and hanging rails (Allan – Avon).
- Stylish bi-fold wardrobe doors with shelves and hanging rails (Banton – Moncrief)

ELECTRICAL

- Ample power, TV and telephone points throughout
- Shaver socket in bathroom and each en suite
- Master TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/behind worktop
- Downlighter to kitchen, utility and all bath and shower rooms
- Chrome socket fittings above worktops in kitchen, white elsewhere

SECURITY & SAFETY

- Alarm system
- Mains-wired smoke detectors
- Battery operated CO detectors

PLUMBING & HEATING

- Dual zone heating system with programmable controllers.
- Gas combi/system boiler as design dictates.
- Solar iBoost PV to Hot Water immersion heater where applicable. (PV location is plot specific)

- Individual thermostatic control valves on radiators (except rooms with programmable thermostat)
- Insulation values in excess of 2015 legislation levels

EXTERNALS

- Turf to front garden and landscaping works as per landscaping design drawing
- Slabbed patio area (as design dictates)
- External rear tap
- Mono-bloc driveways (Banton – Moncrief)
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- Anthracite Externally / White Internally PVCu double glazed windows (Allan – Avon)
- White PVCu double glazed windows (Banton – Moncrief)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



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CALA HOMES, SEQUOIA MEADOWS, OFF EAGLESHAM ROAD, JACKTON, G75 8RW | 01355 888338

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