

# SPECIFICATIONS

The houses at Evabourne have been designed and built with great care and attention to detail. All aspects of the interior and exterior fit and finish, and the specification of fixtures and fittings, have been highly considered to ensure that your new home meets the highest possible standard.

## Kitchen

- Quality fitted soft close kitchen units
- Laminate worktops with matching upstand
- Stainless steel 1 and ½ bowl sink
- Under pelmet lighting
- Single electric oven and gas hob to 2 bedroom houses
- Double electric oven and gas hob to 3 and 4 bedroom houses
- Integrated extractor hood
- Integrated Fridge/Freezer and Washing Machine
- Integrated Dishwasher to 3 and 4 bedroom houses only
- Customer choice of ceramic tiled floors from our signature Porcelanosa range

## Bathroom, Cloakroom & En-suite (where provided)

- White sanitaryware from Roca
- Chrome taps from Roca
- Thermostatic shower over bath and shower in en-suite from Roca
- Full height tiling to bath and shower perimeter with half height to wall with basin and WC
- Half height tiling to cloakroom where wall with basin and WC, otherwise splashback to basin
- Customer choice of wall tiling from our signature Porcelanosa range
- Chrome heated towel rail to bathroom
- Customer choice of ceramic tiled floor from our signature Porcelanosa range

## General (Internal)

- Wardrobe to master bedroom
- Gas central heating via radiators
- Carpet to all areas unless otherwise specified
- White cottage style internal doors with chrome handles
- Walls painted in Dulux White Cotton
- Joinery painted in Dulux White gloss
- White downlights to kitchen, bathroom and en-suite (where applicable) pendant lights elsewhere
- Heat detector and carbon monoxide detector

## General (External)

- External tap
- Lighting to front and rear
- Turf to rear garden
- 10 year Premier warranty

## Parking

All plots have either; allocated parking, a driveway or driveway with car port depending on the plot.

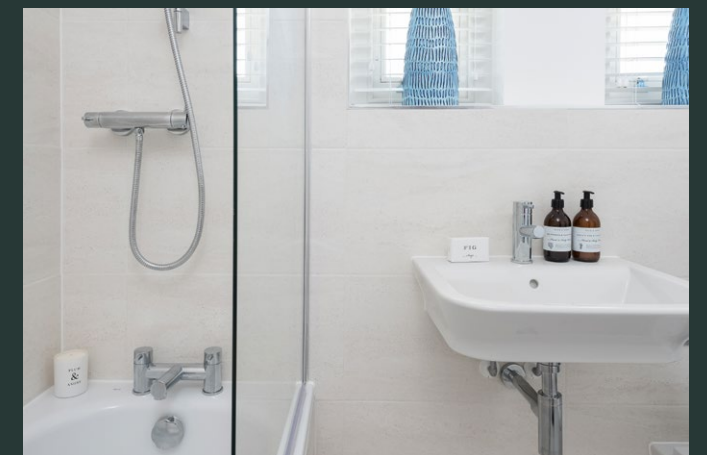
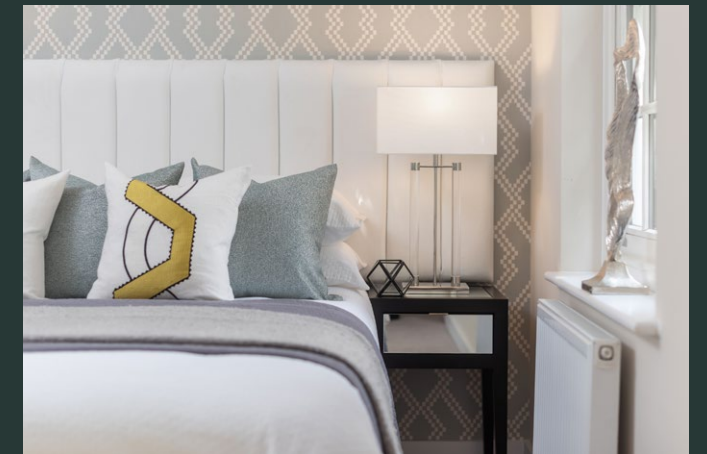
## PURCHASER'S EXTRAS\*

Personalise your new home with upgrades from a range of quality items including; kitchen units, Silestone worktops, ceramic induction hob and glass splashback, chimney extractor hood, chrome sockets, downlights and switches, carpets and additional ceramic tiling.

\*Please note that these will be dependent at time of reservation and the build programme status. Ask the Sales consultant for further details.



Images of previous Hyde New Homes show home



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.