

Specification

General External Specification

Every Estate property is individually styled depending on the building finished in a range of textured render, natural stone or rustic brick.

Traditionally styled concrete roof tiles are used throughout the estate

An important first impression; all front doors are made of hard wood and varnished or hand painted to a high gloss finish

Where applicable Upvc patio doors will be installed

A combination of feature timber and Upvc fascia boards and finials will be installed where applicable

Feature lights, house name and number plaques will be located at front doors

Bulkhead light and outside tap in rear gardens

Moulded plaques and crests where applicable on feature buildings

Front and rear gardens turfed where applicable

Where applicable tarmac driveways are laid

Patio area to rear gardens

Where applicable rear gardens and courtyards are fully enclosed and secured with fences, rustic walls or a combination of dwarf walls and powder coated wrought iron railings

Ground floor access doors are secured with 3 point lever locks

Upvc rainwater goods will be installed

Communal external areas will be landscaped at the developer's discretion

General Internal Specification

Smooth traditional plaster painted in Jasmine white

Integrated multi zone central heating system with digital control panel-oil heating

All internal wood work hand painted to a satin white finish

All Cornmill estate properties have been designed to be utility efficient this includes insulation to the latest building code regulations and energy efficient appliances

Floor boards securely screwed and not nailed to prevent bounce and squeaks

Wall mounted electric digital display fire

New England style internal doors with complimentary door mongery

4" Feature moulded skirting boards

3" Feature moulded architraves

Choice of carpet (option for underlay at additional cost)

Kitchen Specification

Kitchen and utility rooms (as applicable) are supplied and fitted.

Purchasers will have a choice of door handle and worktop

Single bowl sink with choice of taps

Appliances included are; Single oven, Hob, Extractor hood, Fridge freezer and washer drier

Bathrooms & Sanitary ware

Where applicable the customer will have a choice of sanitary ware for bathrooms, ensuites and WC's to include; Wall mounted wash hand basin, Low flush toilet units, Bath and shower enclosures, choice of complimentary taps

Tiling Specification

Customers will have a choice of wall tiles;

Bathroom, ensuite and WC splash backs will be tiled

All showers will be fully tiled

Purchasers will also have a choice of floor tiles to;

Kitchen, bathroom, utility, downstairs WC, bathroom and ensuite

Electrical Specification

Internal electrical work completed to NHBC specification and compliant with NICEIC standards

Generous allowance for television, telephone and power points to be located as per the clients instructions (subject to construction timescale)

Mains wired smoke detectors

All properties are wired for multi zone intruder alarm system

Optional Extras

In addition to the standard specification a range of optional extras are available to all purchasers, please see the relevant section of your new customer welcome pack when you receive it (Subject to construction timescale).

We pride ourselves on delivering a highly personalised service so should you have any special requirements please feel free to discuss them with Acorn Homes.

All properties will benefit from a 10 year NHBC Building warranty