



Indicative interior



# Premium

SPECIFICATION



BEECHWOOD  
ESTATES & DEVELOPMENT

[thebirdlings.co.uk](http://thebirdlings.co.uk)

## KITCHEN

- Stylish, contemporary kitchens with soft close doors and drawers designed for the individual house type
- Silestone worktops and matching upstands
- Blanco stainless steel under mounted sink with contemporary Blanco mixer tap
- Cooker hood depending on house type
- Bosch Induction hob depending on house type
- Down drafter induction hob depending on house type
- Bosch or Siemen oven(s) depending on house type
- Bosch or Siemen combination microwave depending on house type
- Integrated fridge freezer
- Integrated dishwasher
- Integrated waste bin and recycling facility

## UTILITY ROOM

- Units and worktops to compliment kitchen
- Blanco stainless steel under mounted sink with Blanco mixer tap

Kitchen and utility room designs, layouts and appliances vary, please speak to our Sales Executives for further information.

## MASTER EN-SUITE

- Elegant and stylish white Duravit sanitary ware with complementing taps and showers by Hansgrohe
- Shower tray with glass shower door
- Large format Porcelanosa wall and floor tiles
- Heated chrome towel rail

## BATHROOM

- Duravit sanitary ware combined with Hansgrohe taps and showers are used with wood effect vanity tops throughout.
- Large format Porcelanosa wall and floor tiles
- Heated chrome towel rail

## DECORATIVE FINISHES

Each home has a contemporary yet traditional style interior with clean lines for stairs, doors, architraves and skirtings, with subtle colours for a calm and tranquil environment.

- Painted timber staircase, oak handrail and newel caps. Carpeted treads and risers where applicable
- Contemporary internal doors with an oak finish and satin chrome ironmongery
- Built in wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave

## DOOR AND WINDOWS

- Secure and thermal efficient front door with multi-point locking system
- High efficiency double glazed, UPVC windows with french or bi-folding doors (as shown on plan)
- Up and over, electric garage door in a walnut finish

## FLOOR FINISHES

- Karndean flooring to entrance hall, WC, kitchen, open plan kitchen/living/dining areas and utility room
- Carpet to separate living room, study, family room, stairs, landing and bedrooms
- Large format Porcelanosa tiles to bathroom and en-suites

## HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite(s)
- Air source heat pump for heat and hot water
- Hot water storage tank

## ELECTRICAL

- Downlights throughout the ground floor with pendant fittings to all bedrooms
- LED feature lighting to wall units in kitchen
- Pendant lights above island and peninsulas in kitchen
- White moulded electrical switches and sockets throughout (with brushed stainless steel finish above kitchen worktops)
- Shaver sockets to bathroom and en-suite(s)
- TV, BT and data points to selected locations
- External lighting to front and rear of the property
- Light and power to garages
- A 32amp cable to garages for the future install of a EV charger
- Hard wired smoke and heat detectors

## EXTERNAL FINISHES

- Landscaping to front garden
- Paved patios
- Turfed garden
- Timber, brick or metal divisional and boundary fencing
- External tap
- External power point

## CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments include high quality buff and red facing bricks, timber cladding and/or render (dependent on house type)
- Clay plain roof tiles, pan tiles and Rivendale fibre cement slate (dependent on house type)
- UPVC rain-water goods

## WARRANTY

- 10 year LABC warranty

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. Beechwood Estates and Development Ltd reserve the right to make these changes as required.

A management company has been formed at The Birdlings and will be responsible for the management and maintenance of the external communal areas on the development, including the unadopted roadways, paths and landscaping. All homeowners will become members of the management company when they purchase their property at The Birdlings. A managing agent has been appointed to take on these maintenance responsibilities and an estate charge will be payable by each homeowner for the services provided.

