

Specification



**EXTREMELY
ENERGY
EFFICIENT**

A-Rated for energy efficiency – the most energy efficient band.

Energy Performance Certificate – A-Rating. Our new homes at Three Squirrels have an EPC 'A' Rating, the most energy efficient band, so you have peace of mind that your new home will help you to achieve low energy bills.

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.



Three Squirrels

EAST HARLING



SOLAR PV

A bespoke solar PV system is installed on every home. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system and enjoy the free electricity it will generate.



**ELECTRIC
VEHICLE CHARGING**

All properties are fitted with an electric vehicle charging point.



KITCHENS

- ✓ Choice of kitchen units, worktops and handles from our extensive range* (with 'soft close' doors)
- ✓ Stainless steel Bosch electric oven
- ✓ Bosch induction hob and integrated extractor hood
- ✓ Fully integrated Bosch fridge/freezer
- ✓ Fully integrated Bosch dishwasher
- ✓ Choice of ceramic floor tiles from our selected range
- ✓ Choice of wall tiles from our selected range or upstand to match the worktop
- ✓ Space and plumbing provided for washing machine
- ✓ Low energy lighting fitted, including under-kitchen wall units
- ✓ Waste recycling bins (where possible)



BATHROOMS & EN SUITES

- ✓ White sanitaryware
- ✓ Chrome-finish taps and shower fittings
- ✓ 'Lakes' shower enclosure
- ✓ Choice of ceramic and porcelain wall tiles for specified areas to bathrooms and en suites from our selected range
- ✓ Hand held shower attachment to bath
- ✓ Thermostatically controlled showers
- ✓ Anthracite heated towel rails to bathrooms and en suites
- ✓ Choice of Protek flooring*



*Please remember that choices on kitchens, flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have.



CONSTRUCTION

- ✓ Triple-glazed windows as standard
- ✓ High-performance 150mm cavity wall construction
- ✓ Highly insulated ground floors with 230mm insulation and lofts with 400mm of insulation providing comfort and excellent energy efficiency
- ✓ Sustainably sourced cedar cladding and through coloured white render (on certain plots)
- ✓ Magestic galvanised steel guttering and downpipes to all plots



MECHANICAL VENTILATION WITH HEAT RECOVERY

- ✓ MVHR to all bungalow and chalet bungalows as standard



ELECTRICAL

- ✓ Generous number of sockets with flexibility on location, subject to build stage
- ✓ Power socket with integrated USB port fitted to each bedroom and in the kitchen
- ✓ Audio visual faceplate in the lounge (including CAT 6 connection point)
- ✓ Low energy LED light fittings to kitchen, bathrooms, W.C and en suites
- ✓ Intruder alarm security system
- ✓ Mains smoke and heat detectors with battery backup
- ✓ Engraved kitchen appliance switches
- ✓ TV aerial within the loft space with booster
- ✓ Wiring to take advantage of Sky TV (if signal available, equipment not included) in the lounge
- ✓ High speed broadband via 'Fibre to the Premises'
- ✓ CAT 6 connection points to studies or home offices



INTERNAL DECORATION & FINISHES

- ✓ Floor covering throughout. Protek flooring* to bathrooms and en-suites, tiled floor to the kitchen and W.C. with choice of carpet in all other rooms.
- ✓ All rooms decorated in a neutral matt emulsion
- ✓ Square profile skirting and architraves painted in white satin
- ✓ Painted flush fire-grade doors
- ✓ Brushed chrome ironmongery



HEATING SYSTEM

- ✓ Air source heat pump powered central heating
- ✓ Immersion heater
- ✓ Zoned underfloor heating to ground floor
- ✓ Myson select compact radiators to the first floor.
- ✓ Touch screen programmable room thermostats



EXTERNAL

- ✓ Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points
- ✓ Landscaping of front gardens, including shrubs and planting
- ✓ Willow hurdle panelling to 'roadside' boundaries
- ✓ External Passive Infrared Sensor (PIR) lighting to the front and rear
- ✓ Electric supply and internal light to all garages
- ✓ Automatic electric garage doors with remote control
- ✓ Outside tap
- ✓ MEFA Numbered post box
- ✓ Front door bell
- ✓ Habitat creation and enhancement measures, including integrated bird/bat boxes on selected plots