



Internal computer generated image.



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SPECIFICATION

KITCHEN

- Contemporary German shaker style fitted kitchen, choice of colour subject to build stage
- Caesarstone worktop, upstand and splashback behind hob
- White fireclay Belfast sink with brushed stainless steel mixer tap
- Integrated extractor fan venting externally
- Under-wall unit LED lighting
- Range of integrated appliances to include:
 - Bosch built in fridge/freezer (to selected homes) or
 - Siemens stainless steel American style fridge/freezer (to selected homes)
 - Bosch dishwasher
 - Bosch under counter wine cooler
- Pull out waste and recycling unit
- Soft closing hinge mechanism
- Hidden cutlery tray
- 90cm Rangemaster Elise cooker, choice of colour subject to build stage

BATHROOM & EN-SUITE

- Contemporary design white sanitary ware:
 - Vitra Wall-hung toilet with soft closing seat, concealed cistern and dual flush plate
 - Vitra Classic 60cm washbasin unit with one drawer
- Brassware by Vado to include:
 - Slimline mixer taps
 - Shower head over bath and shower tray with hand held shower kit
 - Clear glazed bath/shower screen
 - Full-height contemporary porcelain tiling around bath and shower
 - Large format porcelain tiled flooring
 - Caesarstone vanity top
 - Shaver socket to bathroom and en-suite
 - Chrome heated towel rail to bathroom and en-suite

UTILITY

- Fitted units with laminate worktop
- Stainless steel sink with mixer tap (to selected homes)
- Space and plumbing for a washing machine and tumble dryer
- Boot bench (to selected homes)

HEATING, VENTILATION AND HOT WATER

- Underfloor heating
- Smart heating controls
- Enhanced U-values and air tightness
- Worcester Bosch air source heat pump
- Solar PV panels with battery storage which offer a sustainable and cost-effective solution to generate energy. Additional batteries are available as a Sales Extra

INTERIOR FINISHES

- Walls painted in matt emulsion to interior designer's specification
- Ceilings painted in white matt emulsion
- Painted square edge profile skirting and architraves
- Solid painted shaker style internal doors
- Contemporary satin stainless steel ironmongery
- Karndean flooring provided to ground floor (choice of colour available subject to build stage)
- Wood burner to selected plots

EXTERIOR WINDOWS AND DOORS

- Nordan front door with clear glazed panel
- External letterbox
- Nordan high-performance triple-glazed windows

ELECTRICAL FITTINGS AND COMMUNICATIONS

- Mix of low energy recessed LED downlights and pendants
- TV aerial and data points to the living room, study and selected bedrooms
- Openreach Fibre (fibre-optic broadband) to the premise (FTTP)
- Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere

EXTERIOR FINISHES

- Turfed rear garden and patio area
- Landscape architect designed front and rear gardens
- LED lighting to front door and rear door
- External double socket to rear
- Cold water outside tap
- Gated entrance to development

SECURITY

- Smoke and heat detectors
- Multi-point locking system to front and side/rear doors

CAR PARKING

- Electric car charger fitted to all homes
- Allocated parking to all homes
- Garage or car port to specific plots

PEACE OF MIND

- 10 year structural warranty provided by ICW

BUILDING A BRIGHTER FUTURE

Key Sustainability Features
at Manor Court:



At Manor Court, we've placed energy efficiency at the forefront of our design. Each home is meticulously positioned to optimise natural light, undergoing independent glazing and insulation calculations. This ensures that your living spaces are not only inviting but also eco-friendly, contributing to a reduced carbon footprint.

Our commitment extends beyond the homes themselves. Thoughtful landscaping harmonises with the local countryside, preserving its natural beauty and retained features. Manor Court is more than just a housing development; it's a testament to responsible construction and a brighter, greener future for you and your family.