



## Hampton Gate



### KITCHEN/BREAKFAST/FAMILY ROOM

- ✓ Hatt fully fitted designer kitchen\*
- ✓ Fitted silestone worktop and upstand\*
- ✓ A range of Siemens appliances
- ✓ Integrated fridge
- ✓ Integrated freezer
- ✓ Integrated dishwasher
- ✓ Integrated double oven
- ✓ Integrated induction hob & extraction hood with glass splash-back
- ✓ Integrated microwave grill
- ✓ Integrated under counter wine cooler
- ✓ LV recessed chrome downlighters & fingerstrip lighting
- ✓ Franke under-mounted stainless steel sink
- ✓ Quooker combination tap

### UTILITY ROOM

- ✓ Hatt fully fitted designer units\*
- ✓ Fitted laminate worktop and upstands\*
- ✓ Flooring\*
- ✓ Franke sink and tap

### BATHROOMS, EN-SUITES & CLOAKROOMS

- ✓ Utopia sanitary ware
- ✓ Hansgrohe shower
- ✓ Porcelanosa tiling\*
- ✓ Fully tiled bathrooms and en-suites\*
- ✓ Utopia fitted bathroom furniture
- ✓ LV recessed chrome downlighters
- ✓ Shaver socket to bathroom and en-suites
- ✓ Polished chrome towel warmers

\*choice of colours for flooring, tiling, kitchen units and worktops subject to stage of build

### MEDIA & COMMUNICATIONS

- ✓ Control4 Smart Home Technology
- ✓ USB sockets to study, master bedroom & bedroom two
- ✓ TV points to lounge, kitchen/family/breakfast room & bedrooms
- ✓ Telephone points to lounge & master bedroom
- ✓ Cat. 5 wiring

### INTERIOR

- ✓ Underfloor heating throughout
- ✓ ADT monitored wireless burglar alarm
- ✓ Mains operated interconnected smoke detectors
- ✓ Oak veneer panelled interior doors
- ✓ Contemporary chrome door furniture
- ✓ Built-in wardrobes to selected rooms
- ✓ French doors opening onto rear gardens
- ✓ Contemporary oak staircase
- ✓ UPVC double glazing

### EXTERIOR

- ✓ Electrically operated gates with audio visual access control
- ✓ Electrically operated garage doors
- ✓ Front gardens landscaped
- ✓ Rear gardens fully enclosed with fencing
- ✓ Rear gardens finished with turf
- ✓ Slabbed patio area to rear gardens
- ✓ Multipoint locking system to front doors
- ✓ External lights to front and rear