

# The Copthorne

Your home, an arts and crafts inspired three bedroom semi-detached home with single garage, has a spacious kitchen/dining area at the heart of the home. The front to back lounge opens through patio doors onto the rear garden with patio area. The first-floor benefits from a master suite including a fitted wardrobe and an ensuite shower room.

## Specifications

General			
Freeview	All beds, lounge & diner		✓
USB plates	Master bed		✓
	Kitchen/diner		✓
Media plate	Lounge & bed 3	CAT 5 connectivity	✓
Security alarm	Wireless system only	No service contract	*
External lighting	Front & rear		✓
Sockets/switches	Satin nickel		✓
Doorbell			✓
Wall paint	White	Matt	✓
Ceiling paint	White	Matt	✓
Woodwork & doors	White	Mid sheen	✓
Internal doors	Vertical 5 panel style	White	✓
Internal door furniture	Satin nickel		✓
Windows, doors & patio doors	Lockable UPVC double-glazed units with chrome handles		✓
Contemporary wardrobe	Master bed		✓
Additional wardrobe(s)			*
Electrical heater to AC			✓
Boiler	Worcester	5-year warranty	✓
Thermostat	Standard programmable		✓
	Honeywell T6	Interactive	*
Kitchen			
Choice of worktop	Premium worktop	Matching upstand	✓
	Silestone 20mm	Matching upstand	*
Choice of kitchen door fronts	In line mix/match		✓
	Shaker style		✓
Wall tiling	Tiled	Wall of hob only	✓
Additional wall tiling			*
Induction hob	Montpellier	600 mm	✓
Eye level oven	Electrolux	Double oven	✓
Cooker hood	Montpellier	Stainless steel chimney	✓
Dishwasher	Montpellier	Integrated	✓
Fridge/freezer (70:30)	Montpellier	Integrated	✓
Flooring	Ceramic tiles		✓
Additional flooring	Ceramic, laminate or LVT	Kitchen/diner	*
Under cupboard lighting	LED strip lighting		✓
Plinth lighting			*
Sink	1.5 bowl	Stainless steel	✓
		Ceramic (white)	✓
	1.5 under mounted (Silestone only)	Stainless steel	*
		Ceramic (white)	*
Swan neck tap	Chrome		✓
Spray tap			*
Boiling hot water tap			*
Downlighters	White finish		✓
Laundry room			
Washer & dryer	Space only		✓
Flooring	Ceramic tiles		✓
Additional flooring	Ceramic, laminate or LVT		*
Worktops & upstand	Match kitchen		✓
	Silestone	Matching upstand	*

WC			
Wall tiling	SB (above sink)		✓
Flooring	Ceramic tiles		✓
Additional flooring	Ceramic, laminate or LVT		*
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Bathroom			
Wall tiling	FH (Bath), HH (WC & sink only)		✓
Flooring	Ceramic tiles		✓
Shower	Thermostatic controlled	Frenzy	✓
Shower screen	Splashguard over bath		✓
Shaver socket	White		✓
	Satin nickel		*
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Master Bedroom En-Suite			
Wall tiling	FH (Shower), HH (Sink wall only)		✓
Flooring	Ceramic tiles		✓
Shower	Drench head	Carre	✓
Shaver socket	White		✓
	Satin nickel		*
Downlighters	White finish		✓
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Garage			
Fluorescent light	Plot specific		✓
Sockets/switches	White		✓
Up and over door	Manual	White	✓
	Electric	White	*
External			
Water tap			✓
Fencing	As boundary plan		✓
Turf	Rear garden		✓
	Front garden		✓
Electric socket	Double socket		✓
Patio			✓

#### KEY:

FH — Full Height

HH — Half Height

SB — Splashback

\* — Optional Extras

\* Any optional extras are subject to build stage, are payable at point of order, and are non-refundable. Specifications correct at time of printing. SJ Roberts Homes reserves the right to amend if necessary.