

The Sutton

Your home is a delightful four bedroom detached home with integral garage. The heart of this home is the spacious lounge offering a slated hearth chimney creating the ideal quiet retreat. The light filled kitchen/diner with breakfast bar opens onto the generous garden through patio doors. Boasting four bedrooms, the generous master suite enjoying a separate dressing area with a fitted wardrobe and ensuite shower room.

Specifications

General			
Freeview	All beds, lounge & diner		✓
USB plates	Master bed		✓
	kitchen/diner		✓
Media plate	Lounge & bed 4		✓
Security alarm	Bells only fitted system	No service contract	*
External lighting	Front & rear	Half coach	✓
Sockets/switches	Satin nickel		✓
Doorbell			✓
Wall paint	White	Matt	✓
Ceiling paint	White	Matt	✓
Woodwork	White	Mid sheen	
Internal doors	Vertical 5 panel	Oak Vaneer	✓
Internal door furniture	Satin nickel		✓
Velux roof lights	See layout	Solar powered open/close	✓
Windows, doors & patio doors	Lockable UPVC double-glazed units with chrome handles		✓
Contemporary wardrobe	Master bed		✓
Additional wardrobe(s)			*
Boiler	Worcester	5-year warranty	✓
Thermostat	Honeywell T6	Interactive	✓
Heating zones	Dual zones		✓
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	Wall of hob only		✓
Additional wall tiling			*
Induction hob	Montpellier	800 mm	✓
	Neff	800 mm	*
Eye level oven	Neff	2 single oven	✓
Stainless steel cooker hood	Montpellier	Stainless steel chimney	✓
Dishwasher	Montpellier	Integrated	✓
Fridge/freezer (70:30)	Montpellier	Integrated	✓
Wine cooler	Montpellier	300 mm	*
Flooring	Ceramic tiles	Kitchen	✓
Additional flooring	Ceramic, laminate or LVT	Dining area	*
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)	*
Spray tap			✓
Boiling hot tap			*
Downlighters	White finish		✓

Utility			
Worktop and upstand	To match kitchen	Matching upstand	✓
	Silestone 20mm	Matching upstand	*
Kitchen door fronts	To match kitchen		✓
Washer & dryer	Space only		✓
Sink	1.5 bowl	Stainless steel	✓
		Ceramic (white)	✓
	1.5 under mounted (Silestone only)	Stainless Steel	*
	I	Ceramic (white)	*
Flooring	Ceramic tiles		✓
Additional flooring	Ceramic, laminate or LVT		*
WC			
Wall tiling	HH (All other walls)		✓
Flooring	Ceramic tiles		✓
Additional flooring	Ceramic, laminate or LVT		*
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Bathroom			
Wall tiling	FH (Bath) HH (All other walls)		✓
Flooring	Ceramic tiles		✓
Shower	Thermostatic controlled	Frenzy	✓
Shaver socket	White		✓
	Satin nickel		*
Downlighters	White finish		✓
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Master Bedroom En-Suite			
Wall tiling	FH (Shower) HH (All other walls)		✓
Flooring	Ceramic tiles		✓
Drench shower	Carre		✓
Shaver socket	White		✓
	Satin nickel		*
Downlighters	White finish		✓
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Garage			
Fluorescent light			✓
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

* — 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.