

Specification



Kitchen

Contemporary and stylish bespoke kitchen designed for the individual house type and featuring high gloss handleless doors, Caesarstone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Siemens induction hob with glass splashback
- Siemens integrated single oven
- Siemens integrated compact combi oven/microwave
- Integrated wine chiller
- Bosch integrated fridge
- Bosch integrated dishwasher
- Integrated cooker hood
- Blanco stainless steel under mounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

Utility Room

- Units and worktops to complement kitchen
- Blanco stainless steel under mounted sink with Blanco mixer tap
- Bosch integrated freezer
- Bosch integrated washing machine
- Bosch freestanding condenser dryer
- Boiler concealed in unit

Utility room designs and layouts vary; please speak to our Sales Executives for further information

Master en-suite

Our elegant and stylish master en-suites feature white Duravit sanitary ware and complementing taps and showers by Hansgrohe, with a bespoke feature mirror cabinet with LED lighting and matching vanity tops adding a hint of sophistication.

- Low profile shower tray with glass shower door
- Dark wood effect feature mirror cabinet with LED lighting and matching vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom, shower room and secondary en-suite

Duravit sanitary ware combined with Hansgrohe taps and showers are used throughout and dark wood effect vanity tops add a touch of elegance to create stunning bath, shower rooms and en-suites.

- Bath with shower over, glass screen and bath panel to match vanity top to main bathroom
- Dark wood effect feature mirror with LED lighting to match vanity top to bathroom (where layout allows)
- Low profile shower tray with glass shower door to en-suite and shower room
- Large format wall and floor tiles
- Heated chrome towel rails

Decorative Finishes

To achieve a contemporary style interior we have selected clean lines for stairs, doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- White painted timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in wardrobes with LED lighting to selected bedrooms as shown on plan
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Specification is indicative only and subject to change, please speak to the sales team for more info,



Specification



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Floor finishes

- Engineered timber flooring to hallway, WC, kitchen/dining room utility room and snug/study
- Carpet to living room, stairs, landings and bedrooms
- Large format tiles to bathroom, shower room and en-suites

Doors and windows

- Aluminium/timber composite front door with multi-point locking system, to match windows
- High efficiency double glazed aluminium/timber composite windows with matching swing doors, finished white inside
- Electrically controlled up and over garage door, colour to match front door
- Bi-fold doors to the ground floor of Davenport Villas

Heating and water

- Underfloor heating throughout
- Heated chrome towel rails to bathroom, shower room and en-suites
- Gas fired boiler
- Hot water storage tank

Electrical

- Downlights to selected locations including kitchen, utility room, bathroom, shower room, en-suites and WC
- Pendant fittings to selected locations including entrance hall, living room, dining room, snug and all bedrooms
- LED feature lighting to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout, some sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke, heat and carbon monoxide detectors
- Spur for customer's own installation of security alarm panel

External Finishes

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- Decking to terraces
- Timber or brick divisional and boundary fencing
- External tap and power socket

Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floors throughout
- Exterior treatments are a combination of buff and brown facing bricks with some aluminium cladding
- Slate roof tiles
- Aluminium rain-water goods

Warranty

- 10 year NHBC warranty

A management company has been formed at Mosaics and will be responsible for the management and maintenance of all the shared facilities on the development. This includes any non-adopted private roads, landscaping, swales and attenuation ponds plus any treatment plants. All homeowners will become members of the management company when they purchase their property at Mosaics . A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

Specification images are of Mosaics Show Home, showing a similar specification



Annexes to Bayswater Villas plots 191, 192 & 193

- Kitchen area with built in contemporary units featuring gloss doors and Caesarstone worktop
- Zanussi under-counter fridge with freezer compartment
- Blanco stainless steel under mounted sink with Blanco mixer tap
- Ideal Standard sanitary ware and Hansgrohe brassware to WC or en-suite as applicable
- Shower enclosure with low rise tray and glass door to en-suite (Plot 191 only)
- Amtico flooring to ground floor
- Carpet to stairs, landing and bedroom (Plot 191 only)
- Large format tiles to en-suite (Plot 191 only)

