



NORHALTON



RAYNOLDSTOWN VILLAGE

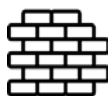


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HOUSE SPECIFICATIONS



External Features High quality elevations comprising of brickwork and low maintenance Dash/Monocouche rendered finish. Upvc fascias and soffits throughout. Traditional interlocking flat tile that gives a clean and modern look.



Internal Finishes All homes are furnished with a tiled floor in the kitchen along with part tiled bathroom and ensuites. High quality flush painted doors, with matching skirting board and architrave are provided. All internal walls are painted white.



Wardrobes Stylish built-in wardrobes with hanging shelving provided as per show house specification. Generous storage provided where possible.



Kitchens Fully fitted kitchens to include high quality integrated appliances including oven, hob, extractor, fridge/freezer, dishwasher, washer dryer. (Appliances subject to signing of contracts within 28 days).



Mechanical & Electrical Generous lighting, power and media points provided throughout each house. Cat 6 cabling provided as standard. Provision for electrical car charging point allowed for where applicable. Heating by Air to Water Heat Pump and thermostatically controlled heat pumps. Pressurised hot and cold water provided.



Bathroom and Ensuite Attractive bathrooms and en suites include high quality sanitary ware, part wall and floor tiling throughout. Heated towel rails added in all bathrooms.



External Doors and Windows Composite front doors with five-point locking system. Stylish coloured UPVC high performance windows through- out, delivering low maintenance requirement and excellent thermal performance. Glazed patio doors which open out towards the rear garden are provided as standard.



Energy Efficiency All homes have a BER A1 rating and are built to NZEB (Nearly Zero Energy Building) standards. Excellent levels of insulation provided in the floors, walls and roof spaces. Solar Photovoltaic Panels located on the roof will reduce the electrical energy demand of your home.



Structural Guarantee 10-year Structural Guarantee provided.



Safety & Security Smoke and heat detectors fitted throughout. Each house is wired for an intruder alarm.



Driveway & Gardens Permeable paved driveways with seeded garden provided as standard.

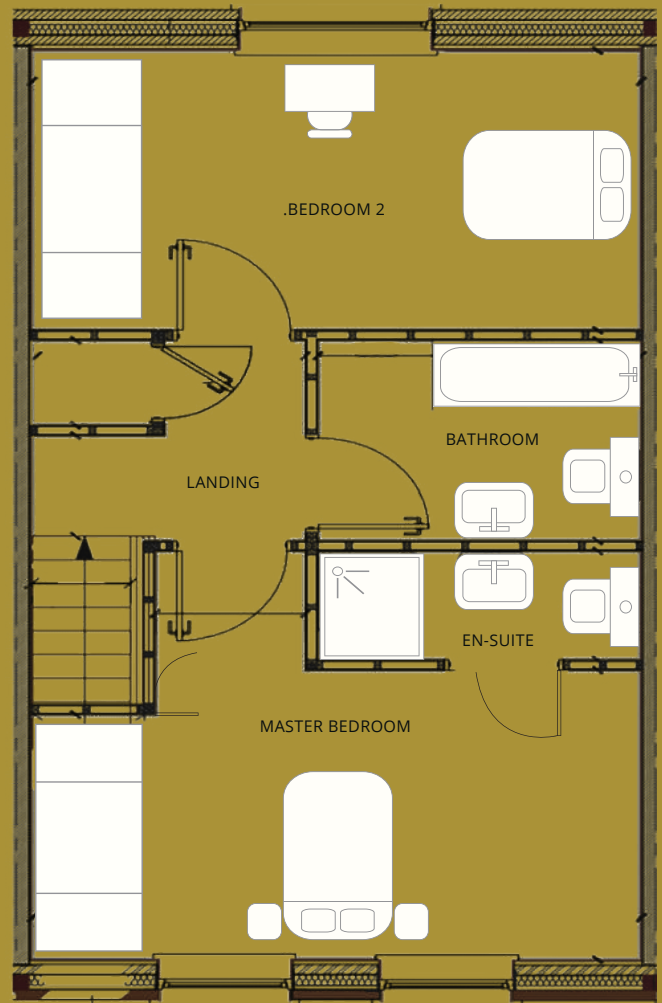
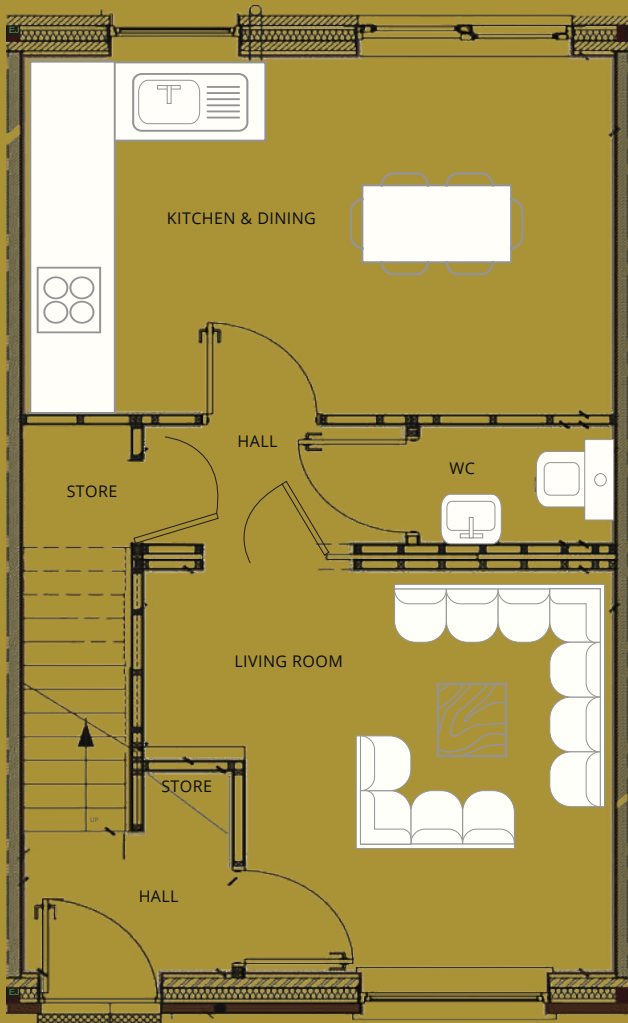


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2 BED MID TERRACE

90sqm (969 sq/ft)



Floorplans and dimensions are indicative only and subject to change. Cannon Kirk Developments may alter layout, building style, landscape and specification without notice. The finished home may therefore vary from the information and showhouse provided.

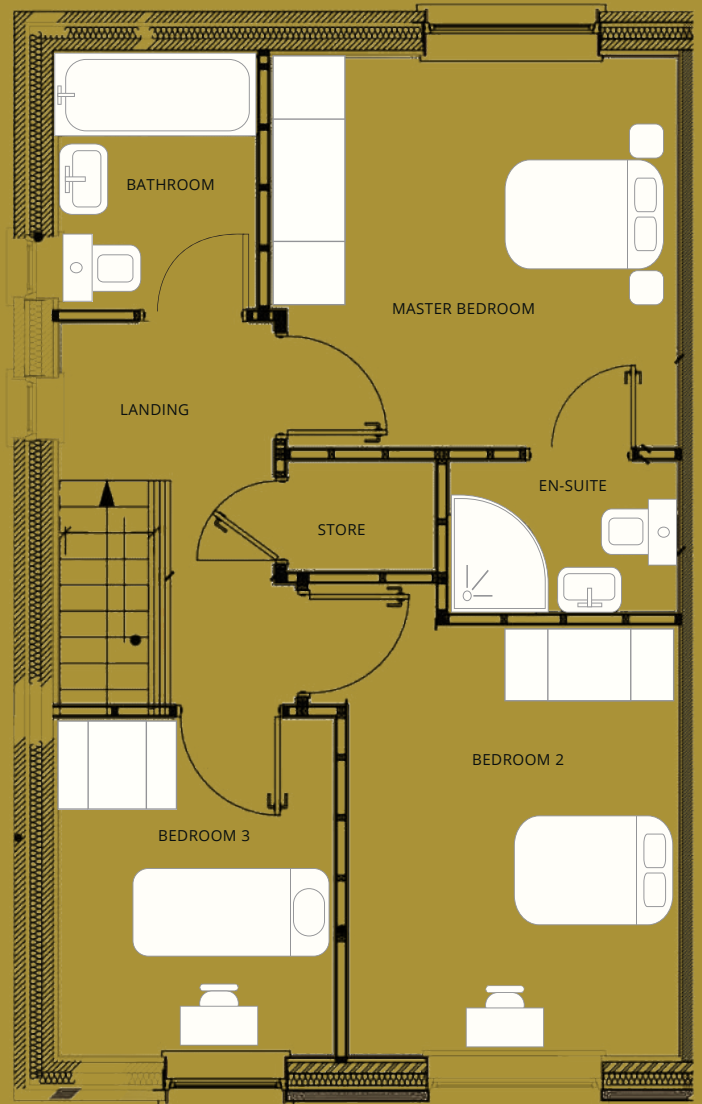
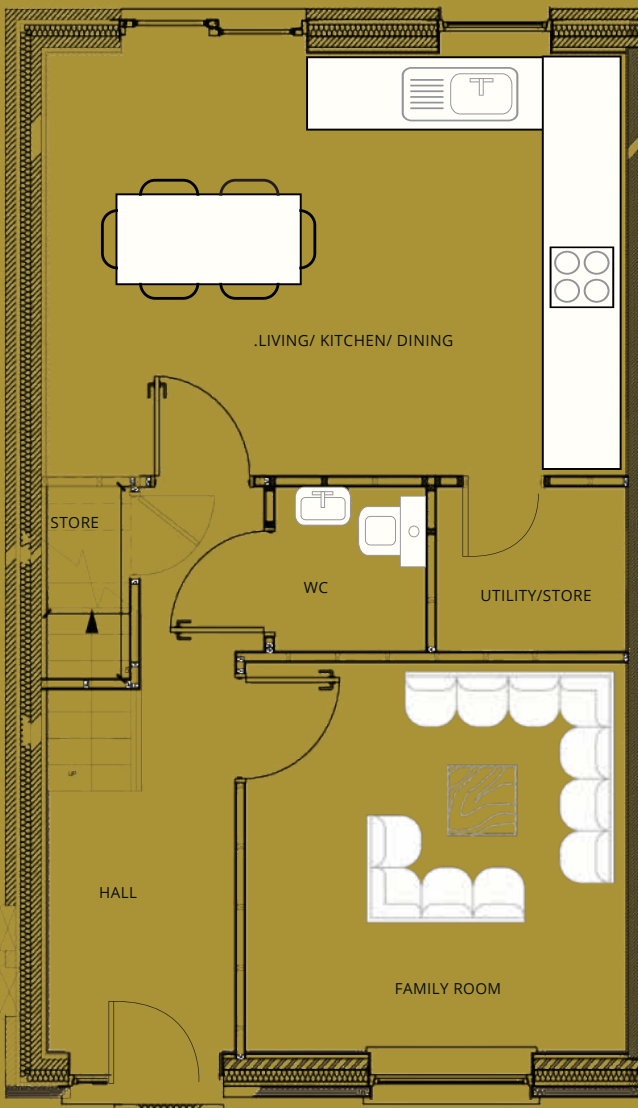


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3 BED SEMI-D / END TERRACE

102sqm (1,098 sq/ft)



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4 BEDROOM
133 sqm (1431 sq/ft)



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