



FIELD FARM - Home Specification

Field Farm has been designed and conceived to blend harmoniously with the neighbouring areas. Westerman Homes have a reputation for creating homes of character and individuality; we look forward to welcoming you to our new neighbourhood.

Kitchen/Utility

Kitchen units offering a choice of door finishes and co-ordinating worktops
Stainless steel one and a half bowl sink to 3, 4 & 5 bedroom properties, with chrome mixer tap
Single bowl sink with chrome single lever tap for 1 & 2 bedroom properties
Integrated fridge/ freezer, single oven, 4 ring gas burner hob and extractor hood to 1, 2 & 3 bedroom properties, with splash back to hob
Plumbing & electrics for washing machine to 1, 2 & 3 bedroom properties
Integrated fridge/freezer, dishwasher, double oven, 5 ring gas burner hob and extractor hood to 4 & 5 bedroom properties, with splash back to hob
Integrated washing machine to 3, 4 & 5 bedroom detached homes

Utility (where applicable)

Units and work surface, with single bowl sink with Chrome single lever tap
Integrated washing machine

Cloakroom

White sanitary ware with chrome taps
Tiled cill (where applicable) and splash back above sink
White gloss pedestal cupboard under basin to 4 & 5 bedroom properties

Main Bathroom

White Sanitary ware with chrome taps
Full height tiling around 3 sides of bath, with half height to appliance walls, including cills, (where appropriate)
Full room height sheet mirror to long wall of bath, with full height tiling to the remaining 2 sides to 4 & 5 bedroom properties
Chrome ladder style towel rail to bathroom for 5 bedroom properties

En suite (where applicable)

White Sanitary ware with chrome taps & shower fittings
Full height tiling to shower area and half tiling to appliance walls
Chrome ladder style towel rail to en-suite for 5 bedroom properties

Wardrobes (where applicable)

Fitted wardrobes to master bedroom in 3 bedroom detached & 4 bedroom properties
Fitted wardrobes to bedrooms 1 & 2 in 5 bedroom properties

Heating

A gas-fired condensing combination boiler system 1, 2 & 3 bedroom properties
Gas fired central heating with additional water storage for 4 & 5 bedroom properties

Electrical

Sockets, lighting points, telephone and TV points (as shown on electrical plan)
Smoke detectors to all floor landings are wired to the mains electricity with a battery back up

External lamp to front - low energy
Chrome four spotlight fitting to kitchen
Wire for rear security light
A USB charger socket to kitchen, living room & bedroom 1
A USB charger socket to all habitable rooms to 5 bedroom properties
Loft light and switch to 4 & 5 bedroom properties
Wireless front door bell & external light fittings to rear to 5 bedroom properties
Wireless Intruder Alarm fitted to 5 Bedroom properties
Downlighters to Kitchen, hall, cloaks, bathrooms & en-suites to 4 & 5 bedroom properties
White sockets & switches throughout

Decoration

White painted ceilings throughout
All internal walls painted in a neutral colour throughout
Skirting, architraves and woodwork are painted white throughout
Stained light Oak, handrail & newel capping to 4 & 5 bedroom properties

Windows and Doors

All windows and French doors are PVCU double glazed sealed units with window locks to the ground floor and first floor (where applicable)
External front and rear doors (where applicable) are to be Secure by design standards composite doors, with chrome furniture including security fittings

Internal Doors

Internal doors (styles vary within differing house types) with contemporary chrome ironmongery throughout

Flooring

A choice of vinyl flooring to the kitchen, utility, bathroom, cloak and en-suite floors (where appropriate)

Externals

Turf will be laid to all front & rear gardens
General landscaping including shrubs and tree planting will be provided in accordance with the scheme as approved by the Local Authority as part of the Planning Consent
Paths and patios are constructed from coloured, textured concrete slabs
Driveway hard standings in front of garages and shared areas finished in tarmac
Timber fencing is provided between each property and is generally 1.8 metres in height, although this may vary in certain instances where there may be a level difference between properties
External tap

General

NHBC 'Buildmark' cover providing 10 year warranty
First two years' customer service support from Westerman Homes

