



**Security**

- External doors with multipoint security locking system, letter plate security hood and door chain
- High performance and energy saving UPVC windows with locking system
- External lights to front and rear with PIR sensors

**Environmental details**

- Energy efficient and thermostatically controlled gas central heating and A-Rated boiler to minimise usage
- Double-glazed PVC windows
- Dual flush mechanisms to toilets to reduce water use
- Insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout

- Photovoltaic panels to provide a renewable source of energy and reduce utility bills to the homeowner
- Highly insulated timber frame, which contributes to lower energy bills than older, less efficient properties

**Considerate Contractor**

Highwood Homes is a considerate constructor, which means we are committed to recycling significant amounts of waste materials and packaging from our homes to reduce the environmental impact of the development.

**Management company**

Management services are provided by Trinity Residential Property Care, which was founded in 1999 and has a management portfolio of over 900 developments nationwide. Trinity is a member of ARMA (the Association of Residential Managing Agents).



NORTH  
STONEHAM  
PARK

**SPECIFICATIONS**  
1, 2 and 3 bedroom homes



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**Important Notice to customers.** The Consumer Protection from Unfair Trading Regulations 2008. Highwood Homes operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and Highwood reserves the right to implement changes to the specification without warning. Kitchen and bathroom images are computer generated and are for illustrative purposes only.



## STUNNING SPECIFICATIONS 1, 2 and 3 bedroom homes

Every home at the Park is designed with character, space, comfort and security in mind. It's reassuring to know the same attention to detail extends to a stunning specification with luxurious finishing touches and exciting optional extras too.  
*So relax, we've thought of everything.*



### Kitchen/diner

- Individually designed, high quality fitted kitchen units with 40mm square edged laminate work surface with matching laminate up stands
- Under cupboard lighting
- Italian tiled ceramic floor to kitchen area only
- Single oven, hob and extractor
- Space and plumbing for washing machine
- Hotpoint gas hob with glass splashback
- Hotpoint extractor fan
- Hotpoint integrated single oven
- Stainless steel sink with mixer tap and drainer
- Space for fridge/freezer

### Utility room

- Individually designed, high quality fitted kitchen units with 40mm square edge laminate with matching laminate up stands
- Space for plumbing for washing machine/washer dryer
- Italian tiled ceramic floor

### Bathrooms, en-suites and cloakrooms

- Contemporary, wall-hung washbasin with mixer tap to all en suites and cloakrooms
- Contemporary bath and bath panel to all bathrooms
- Slimline shower tray with thermostatic shower valve and chrome shower head on riser to all en suites
- Glass shower screen with chrome trim to all en suites
- Saneux WC with soft close seat
- Heated chrome ladder towel rail
- Mirrors fitted to all bathrooms, en suites and cloakrooms
- Italian ceramic tiling full height over bath area and within shower area
- Half-height Italian ceramic tiling to walls behind cisterns and washbasins
- Toilet roll holder
- Vado brassware
- Shower over bath with glass shower screen
- Italian ceramic floor tiles to all wet areas



### Internal finishes

- Dulux Super Matt paint in Khaki Mists 6 to all walls
- Woodwork finished in white satin
- Smooth ceilings in Dulux Matt White
- Timber stairs from white gloss to satinwood with oak handrail

### Electrics, lighting and heating

- Media plates to living room, kitchen/diners and master bedroom
- Double sockets to all rooms
- Shaver sockets to all bathrooms and en suites
- LED downlighters to hallway, kitchen, utility, WC, bathroom and en suites
- Pendant fitting to lounge, dining areas, landings and bedrooms
- Mains operated doorbell
- Optical mains operated smoke detectors with rechargeable backup battery
- Carbon monoxide detectors with TRVs and wall mounted battery backup
- Compact radiators with wall mounted programmable thermostat

- Gas fired heating system and compact radiators with wall mounted programmable thermostat

### Fittings

- High performance and energy saving UPVC windows and doors
- White contemporary internal doors with Duo chrome finish handles
- Letter plate door viewer security chain and separate knocker to entrance doors
- Chrome numbers to front doors

### External finishes

- External security lights to front and rear
- Landscaped front gardens
- Generous patio area and pathway
- 6ft close board fencing on concrete posts with wooden gates or garden walls
- Outside tap
- Up and over garage doors

