



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
- 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
4 and 5 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.

NORTH STONEHAM PARK



STUNNING SPECIFICATIONS

4 and 5 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 edge laminate worktop
- Integrated fridge-freezer
- Neff gas hob with glass splashback
- Neff extractor fan
- Neff integrated double oven
- Italian tiled ceramic floor
- Stainless steel inset sink with mixer tap

Utility room

- Individually designed, high quality fitted kitchen units with 40mm square edge laminate worktop
- Space for plumbing and washing machine/washer dryer
- Stainless steel single bowl sink with drainer and steel mixer tap
- Italian tiled ceramic floor

Bathrooms, en-suites and cloakrooms

- Contemporary vanity unit with mixer tap to all bathrooms and en suites
- Saneux washbasin with mixer tap to all en suites and cloakroom
- Kaldewic contemporary bath with Saneux panel to all bathrooms. 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 toilet 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
- Italian ceramic flooring
- Toilet roll holder

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

- White media plates to living room, kitchen/diners and master bedroom
- White 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
- External lights to front and rear
- Optical mains operated smoke detectors with rechargeable backup battery
- Carbon monoxide detectors with 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
- Natural wood effect internal doors with duo chrome finish handles
- Letter plate door viewer security chain and separate knocker to entrance doors
- Chrome numbers to front doors
- Deane wardrobes to master bedrooms
- Aluminium bi-fold doors to selected homes

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
- Power and lighting to garages in selected homes
- Outside tap

