SPECIFICATION



HOMES

		. XX		
				QUALITY FEATURES
<u> </u>				Traditional Brick and Block Build
<u> </u>				Lockable Handles to Windows (where applicable)
				Turf to Front Garden (where design allows)
<u> </u>				1.8m Fence to Rear Garden
				External Cold Water Tap
<u> </u>				Smooth Ceilings and Coving Throughout
<u> </u>				Satin Chrome Door Furniture Throughout
				Satin Chrome Sockets and Light Switches
$\frac{}{}$				10 year NHBC Buildmark Warranty
<u> </u>				2 year Broadgate Warranty
<u>v</u> 				Motorised Garage Double-Door with Remote Control
V	v	~	v	Bi-fold Glazed Doors off Kitchen/Dining
				ENERGY SAVING & SECURITY
\	 ✓ 	√		PVCu White or Cream Double Glazed Windows
\checkmark	✓			Integral Photovoltaic Panels to Roof
✓	✓			Gas Central Heating with Energy Efficient Boiler
✓	1	1		Thermostatic Radiator Valves to all Main Rooms
				Mains Powered Smoke Detectors with Battery Back Up
√				External Lights to Front and Rear
				KITCHEN & BATHROOM
				Selection of Kitchen Unit Doors with Soft Close Hinges, Worktop & Matching Upstand '
E X	E X	E X		Selection of Floor Tiles to Kitchen
X	X	X		Eye Level Single Oven with Hide and Slide Door
X	X	X		Eye Level Microwave with Warming Drawer
X	X	X		Ceramic Hob
<u>×</u>	X	X		Integrated Full Height Freezer
<u>×</u>	X	X		Integrated Full Height Fridge
<u>x</u>	X	X		Dishwasher
r ./			✓ ✓	Quooker Tap with Hot/Cold and Boiling Water
• 		✓ ✓		Extractor Fan Washing Machine Space including Plumbing to Laundry
 ✓ 	✓ ✓	✓ ✓	✓ ✓	Bathroom with Separate Shower
<u> </u>	✓ ✓	✓ ✓	✓ ✓	En-Suite to Master Bedroom
/		✓ ✓		Thermostatically Controlled Shower
/	✓ ✓	✓ ✓	✓ ✓	White Sanitaryware with Chrome Monobloc Taps
<u> </u>	✓ ✓	✓ ✓	✓ ✓	Selection of Wall Tiling to Bathroom (where design allows) *
E	E	E	E	Additional Tiling to Bathroom & Ensuite (where design allows) *
✓ ✓	✓ ✓	✓ ✓	✓ ✓	Recessed Spotlights to Kitchen, Bathroom & Ensuite (where design allows)
,				TECHNOLOGY
				Fibre Broadband Connection Point

This specification is intended as a guide only. Please confirm the specification of your chosen property prior to reservation.

Contact Details Tel: 01406 380532 or 01775 711637 Longwool Court, Weston, Spalding, Lincolnshire. PE12 6GT



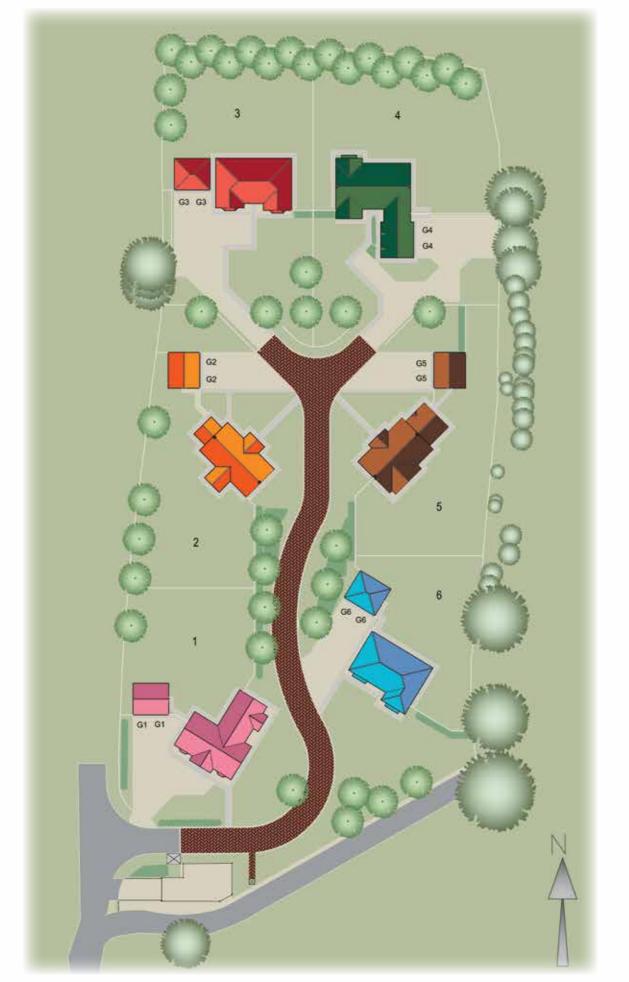
An exclusive collection of 4 & 5 Bedroom Homes



www.broadgate-homes.com









THE CYPRESSGATE 5 Bedroom Detached House Plot: I



THE BIRCHGATE 4 Bedroom Detached House Plot: 3



THE PITKEATHLY 5 Bedroom Detached House Plot: 5



THE FORTEVIOT 4 Bedroom Detached House Plot: 2



5 Bedroom Detached House Plot: 4



THE MEIGLE 4 Bedroom Detached House Plot: 6