

OAKLANDS SPECIFICATION

WARRANTY

- 10 year NHBC Buildmark Warranty

ENERGY CONSCIOUS COMFORT

- UPVC double glazed windows
- Gas-fired combi boiler
- Energy efficient lighting
- Compact radiators

SAFETY AND SECURITY

- Intruder alarm
- Multi-point locking systems to front door
- Lockable handles and restrictors (where required)
- Mains powered smoke detectors
- Mains powered carbon monoxide detector to kitchen
- Front exterior light

GENERAL

- Fitted wardrobes to primary bedroom
- White emulsion painted walls and ceilings
- White gloss painted woodwork
- Quality internal timber doors with stylish handles
- Ample electrical sockets
- Polished chrome finish to sockets to kitchen counter, white plastic sockets and switch faceplates elsewhere. USB charging point to kitchen, lounge and primary bedroom
- TV point to lounge and primary bedroom
- Telephone point to lounge and primary bedroom

EXTERNAL

- Landscaped front garden
- Rotovated rear garden
- 1.8m timber fence to rear garden and sides, with gate

KITCHEN

- Choose from a selection of custom designed kitchen styles and quality work surfaces, please see your Sales Consultant for more details*
- Upstands to worktops
- Kitchen units with soft closers
- Stainless steel 1 ½ bowl sink
- Fully integrated appliances, where applicable (dishwasher, washing machine, fridge freezer)
- Double electric oven, to all 4 bed plots
- Single electric oven, to all 2/3 bed plots
- Gas hob
- Stainless steel splash back to hob
- Under wall unit lighting
- Chrome LED downlights

BATHROOM, EN-SUITE AND CLOAK ROOM

- To en-suite: Full height tiling to shower enclosure, splash back tiling to sink
- To family bathroom: Half height tiling to bath area and splash back tiling to sink
- Where no en-suite: Full height tiling to bath area, over-bath shower with glass screen & splash back tiling to sink
- Tiled splash back to cloak room
- White Villeroy & Boch porcelain sanitaryware
- Where no en-suite: Over the bath shower in family bathroom, with glass screen
- Chrome towel heaters
- Dual voltage shaver socket to en-suite
- Chrome LED downlights

*Choices and upgrades are only available subject to construction stage of the property. This specification applies to a majority of plots and appliances and is dependent on house type design. Wiggitt Homes reserves the right to amend the specification without prior notification. Please check individual plots specification and build stage with your Sales Consultant.

HOME OPTIONS

Once you've reserved your home, we will invite you to a Welcome Meeting. It's here you can discuss all the ways you can personalise your home with your Sales Consultant*. From kitchen style, colour and finish to bathroom upgrade options, electrical additions and finishing touches. We can help you make every part of your home just right for you.

Please note - this Specification is for the houses only, the apartments have their own Specification document.

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