



Marske Mill Gardens Specifications

NHBC 10 Year Warranty

Highly energy efficient. – Expected Energy Performance Certificate (EPC) ;
Energy Efficient Rating of B and Environmental Impact Rating of B

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>		<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>		<i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Internal

Windows to be white UPVC. Internal Doors to be painted and panel effect.

Skirting – 119 mm painted. Architrave – 69 or 58 mm painted. Ogee or Torus pattern.

Kitchen - Unit style / colour choice from range offered. Worktops to be pre formed laminate – choice of colours.

Kitchen - Layout as plan with 600mm electric oven and worktop mounted hob with extract canopy.

Kitchen – No white goods – wired for dishwasher & fridge / freezer. Utility wired and plumbed for washer & dryer.

Electric Double Sockets (Min) – Bedrooms 3x / Lounge 4x / Kitchen Diner 6x / Utility 1x / Hall 1x / Landing 1x

Pendant or batten light fittings to all rooms. External lights adjacent to all exit doors (Photo Cell Automatic control).

Wiring to TV Points in lounge, family / dining, all bedrooms. Telephone and cable to all properties.

Pre wired for alarm to external doors + ground floor passive infrared detectors (PIR). Alarm extra or by purchaser.

Sanitary ware - white Ideal Standard Tempo or similar. shower trays, valves & screens - Ideal Standard or similar.

Bath + Separate Shower to Main Bathroom. Large walk in Shower to en suite. White tiling to shower and bath.

Gas central heating with zone control and TRV controlled radiators.

Garages

See individual house types for specific sizes.

Garage doors to be 2438 mm (8 ft) wide x 2100 mm (7 ft 10”) high.

Provision of one double socket and light.

External

Rear gardens to be top soiled and rotavated. Front lawn to be seeded or turfed.

Paths to rear and one side to be minimum 600mm wide decorative paving.

Paving to be increased to minimum 1800mm wide patio outside of rear garden doors

Fencing to rear gardens to be 1800 mm high timber fencing.

Main road + footpath will be adopted by Council.

Variations / Extra's

Can be discussed if requested in time to be incorporated in build program. These will generally be with respect to fitting of Alarm, increased Electrical specification or alternative Kitchen specification.

Any such works agreed will be subject to a deposit increase to reflect the cost of the extra work / specification.