



ST MARY'S

— DARTINGTON —

FINISHING
TOUCHES

KITCHEN

	2 BEDROOM HOMES	3 BEDROOM HOMES	3 BEDROOM BARNGALOWS	4 BEDROOM HOMES	4 BEDROOM BARNGALOWS	5 BEDROOM HOMES
Fully fitted kitchen with laminate worktops and soft close cupboards and drawers	•	•	•	•	•	•
Solid worktop <i>(incl The Heather)</i>						•
Kitchen upgrade <i>(incl The Heather, The Dewberry & The Jasmine)</i>						•
Glass splashback behind hob (60cm)	•	•	•			
Glass splashback behind hob (90cm)*				•	•	•
1.5 bowl stainless steel sink	•	•	•	•	•	•
Induction Hob 60cm	•	•	•			
Induction Hob 80cm <i>(excl The Heather & The Forget Me Not only)</i>				•	•	•
Island Hob / Extractor <i>(The Heather & The Forget Me Not only)</i>				•		
Stainless-steel single oven	•					
Stainless-steel double oven		•	•			
Stainless-steel single ovens x2				•	•	•
Stainless-steel extractor hood 60cm	•	•	•			
Stainless-steel extractor hood 90cm <i>(excl The Heather & Forget Me Not)</i>				•	•	•
Integrated fridge/freezer	•	•	•			
Integrated fridge (under oven)				•	•	
Integrated freezer (under oven)				•	•	
Integrated tall fridge						•
Integrated larder freezer						•
AEG Appliances						•
Plumbing & electrics for dishwasher	•	•	•	•	•	
Integrated dishwasher						•
Plumbing & electrics for washing machine in kitchen or utility (dependant on house type)	•	•	•	•	•	•
Plumbing & electrics for tumble dryer (dependant on house type and space available)				•	•	•

BATHROOM AND ENSUITE

Roca white sanitaryware with contemporary chrome fittings	•	•	•	•	•	•
Thermostatic valve with rainsense showerhead and loft shower handset complete with glass screen over bath	•	•	•	•	•	•
Thermostatic valve with rainsense shower in en-suites *	•	•	•	•	•	•
White heated towel rail in bathroom and en-suite *	•	•	•			
Chrome heated towel rail in bathroom and en-suite *				•	•	•
Full height tiling around bath, half height to walls with sanitaryware in bathroom	•	•	•	•	•	•
Full height tiling around shower, half height to walls with sanitaryware in en-suite*	•	•	•	•	•	•

LIGHTING AND ELECTRICAL

	2 BEDROOM HOMES	3 BEDROOM HOMES	3 BEDROOM BARNGALOWS	4 BEDROOM HOMES	4 BEDROOM BARNGALOWS	5 BEDROOM HOMES
Fibre network to the premises	•	•	•	•	•	•
Terrestrial TV aerial	•	•	•	•	•	•
TV points in living room and master bedroom	•	•	•	•	•	•
Telephone point in hall, living room, smallest bedroom or study (as applicable)	•	•	•	•	•	•
USB port in kitchen and master bedroom	•	•	•	•	•	•
LED downlights in kitchen, bathroom & ensuite*	•	•	•	•	•	•
Bat friendly lighting to the property - refer to plot specific lighting layout	•	•	•	•	•	•
Multigrad appliance switching in kitchen	•	•	•	•	•	•
Shaver socket to bathroom and ensuite*	•	•	•	•	•	•
External light to front door area	•	•	•	•	•	•
Power and lighting to garages within curtilage of plot *	•	•	•	•	•	•
Electric car charger point (refer to drawings for locations)	•	•	•	•	•	•
Solar PV systems (plot specific - please refer to drawings)	•	•	•	•	•	•
Chrome switches and sockets throughout <i>(incl The Heather)</i>						•

INTERNAL FINISHES

Light oak veneer doors with contemporary chrome door furniture	•	•		•		•
Thames oak doors with contemporary chrome door finishes <i>(barngalows only)</i>			•		•	
Canvas white emulsion to walls and ceilings	•	•	•	•	•	•
White gloss woodwork	•	•	•	•	•	•

GENERAL

uPVC double glazed casement windows	•	•	•	•	•	•
External doorsets with multipoint locking system	•	•	•	•	•	•
Turfed rear garden with external tap	•	•	•	•	•	•
Rear garden boundary fences (as per external works plan)	•	•	•	•	•	•

HEATING

Gas fired central heating	•	•	•	•	•	•
Ground floor underfloor heating			•		•	•

Baker Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details. Specification may be amended at any time without notice.

Please check specific plot details with the Sales Executive prior to reserving your home, particularly on items which are more important to you. Specification may change depending on house type and is subject to availability and product supply. * If applicable.