

Specification Sheet

THE OSBORNE

by Bondwell

Location & Item
KITCHEN
HOWDENS SHAKER STYLE UNITS: BURFORD RANGE WITH CUPPED CHROME HANDLES
SOFT CLOSE DOORS AND DRAWERS
DOUBLE OVEN
5 BURNER GAS HOB
STAINLESS STEEL EXTRACTION HOOD
INTEGRATED APPLIANCES: FRIDGE FREEZER AND DISHWASHER (BOSCH OR EQUIVALENT)
PLUMBING AND SPACE FOR WASHING MACHINE
ONE AND HALF BOWL UNDER MOUNTED STAINLESS STEEL SINK
UNDER CUPBOARD LIGHTING
DARK BLOCKWOOD WORKTOP
200X100 BEVELLED EDGE WHITE CERAMIC TILED SPLASHBACK
BOILER HOUSINGS WHERE SITUATED IN KITCHEN
DIMMABLE LED DOWNLIGHTERS
4X DOUBLE SOCKETS ABOVE
TV POINT IN CORNER OF KITCHEN
FLOORING BY "PROJECT FLOORS" IN LIGHT GREY WOOD EFFECT
UTILITY
SINGLE BOWL INSET STAINLESS STEEL SINK
SPACE FOR WASHING MACHINE OR WASHER DRYER
SECOND SPACE FOR DRYER
2X DOUBLE SOCKETS ABOVE WORKTOP
BATHROOM
SEPARATE SHOWER AND CUBICLE: SOLID RESIN BASE TRAY AND VICTORIAN STYLE SHOWER / TAP
WHITE SANITARYWARE AND BATH WITH WOODEN PANEL
CHROME "VICTORIAN" STYLE SHOWER AND BASIN / BATH TAPS

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200X100 BEVELLED EDGE WHITE CERAMIC TILES TO FULL HEIGHT IN SHOWER AND SPLASH BACKS
LED DOWNLIGHTERS
FLOORING BY "PROJECT FLOORS" IN LIGHT GREY WOOD EFFECT
SHAVER POINT
EN-SUITE
SEPARATE SHOWER AND CUBICLE: SOLID RESIN BASE TRAY AND VICTORIAN STYLE SHOWER / TAP
WHITE SANITARYWARE AND BATH WITH WOODEN PANEL
CHROME "VICTORIAN" STYLE SHOWER AND BASIN / BATH TAPS
200X100 BEVELLED EDGE WHITE CERAMIC TILES TO FULL HEIGHT IN SHOWER AND SPLASHBACKS
BURLINGTON PEDESTAL BASIN WITH CHROME MONOBLOC TAPS WITH CLICKER WASTE
LED DOWNLIGHTERS
FLOORING BY "PROJECT FLOORS" IN LIGHT GREY WOOD EFFECT
SHAVER POINT
OTHER
WHITE PANELLED DOORS WITH POLISHED SATIN CHROME FURNITURE
STAIR BALUSTRADE FINISHED IN WHITE SATINWOOD
7" MDF SKIRTINGS AND MDF ARCHITRAVES IN WHITE SATINWOOD
WALLS FINISHED IN LIGHT PASTEL MATT EMULSION
CEILINGS FINISHED IN WHITE MATT EMULSION
TV POINT IN LOUNGE AND BEDROOM 1
VIRGIN POINTS IN LOUNGE AND BEDROOM 1
DOUBLE SOCKET EITHER SIDE OF BED
BT POINTS IN LOUNGE, BED 1, HALLWAY & STUDY/SMALLEST BEDROOM
WARDROBES TO MASTER AND BED 2
NO FLOOR FINISHES EXCEPT WHERE SPECIFIED
SPUR SOCKET FOR WIRELESS INTRUDER ALARM (ALARM EXCLUDED)
WIRING FOR CAR CHARGE POINT (CHARGE POINT EXCLUDED)
WIRING FOR REAR LIGHT
MULTI POINT LOCKING ON ALL EXTERNAL WINDOWS AND DOORS

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FRONT DOOR VIEWER
GAS CENTRAL HEATING AND HIGH EFFICIENCY CONDENSING BOILER
CAVITY WALL INSULATION
INSULATION TO LOFT
THERMOSTATICALLY CONTROLLED RADIATOR VALVES TO ALL HABITABLE ROOMS
EXTRACT VENTILATION IN ALL WET AREAS
EXTERNALS
MARLEY CONCRETE TILED ROOF
BRICKWORK TO MATCH STREET SCENES
BUFF RIVEN SLABS TO PATHWAYS & PATIO AREA
WINDOWS AND DOORS IN WHITE UPVC FINISH WITH ENERGY SAVING GLASS AND SQUARE LEAD SASHES TO FRONT WITH GRP ROOF TO BAY WINDOWS
POLISHED CHROME IRONMONGERY TO FRONT (AND REAR ENTRANCE DOORS WHERE APPLICABLE)
GARDEN TAP
CLOSE BOARDED FENCE TO NEIGHBOURING PROPERTIES
DRIVEWAY FINISH TO BE RESIN BONDED STONE WITH BRICK BORDER
GARAGE DOORS TO BE GRP FIBRE GLASS
PLINTH FOR GARDEN SHED
SQUARE PROFILE PLASTIC GUTTERS AND RAINWATER PIPES
PROVISIONAL BUDGET OF £200 FOR GARDEN PLANTING