Specification

At The Georgian House, every home is built to an exceptional standard, combining luxurious finishes with outstanding quality throughout. Each property comes fully equipped with a carefully considered range of features.

For those looking to personalise their space, Hatch Homes Signature Choice of optional extras is also available, allowing you to tailor your new home to suit your individual style and needs.

The *Georgian* House

Kitchens

- Contemporary fitted kitchens with a choice of cupboard finishes and worktops in a range of colours and styles.*
- Choice of contemporary glass splashback to hob.*
- LED downlights fitted as standard.
- Bosch oven, induction hob and cooker hood fitted as standard.
- Bosch integrated fridge/freezer and dishwasher fitted as standard.

Heating, Plumbing & Bathrooms

- Low-carbon electric underfloor heating throughout.
- Plumbing provided for washing machine and dishwasher, where these are not integrated.
- White Duravit sanitaryware throughout, complemented by Hansgrohe chrome mixer taps.
- Hansgrohe showers fitted as standard.
- Elegant, contemporary vanity units and basins fitted to the ensuite, bathroom and cloakroom, available in a choice of colours.*

Electrical

- Outside lighting where applicable
- Mains-wired smoke detectors fitted to all homes.
- TV points to living room and principal bedroom.
- LED downlights to kitchens.
- Full fibre broadband to the home with day one connectivity and one month free with Pulse Fibre.***
- Telephone socket.

Finishing Touches

- Communal gardens landscaped and turfed.

Security & Peace of Mind

- Multi-point locking front door
- ABC+ Warranty as standard

Internal Finishes

- Fitted wardrobes to selected plots.**
- Four-panel internal doors with satin chrome handles.
- Painted interior walls finished in a soft warm neutral, complemented by subtly contrasting painted woodwork for a refined, contemporary finish.
- Moulded skirting boards and architraves.

Tiling

- Bathroom - choice of wall tiles at half-height all round.*
- Ensuite - choice of wall tiles at full height to shower enclosure, with splashback above hand basin.*
- Cloakroom - choice of wall tiles to splashback above hand basin.*

**All choices from selected ranges and subject to build stage.*
*** Please check with your Home Adviser to confirm if applicable to specific plot and for details of location.*
**** Please discuss with your Home Adviser for full detail.*

This specification is intended as a guide only and is subject to change, some items will vary from plot to plot. The locations of heating system apparatus are not shown, as they will vary. Please refer to your Home Adviser for individual property specifications.