SPECIFICATION SHEET

Issue 11 – 14th May 2026

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GENERAL CONSTRUCTION FEATURES			
Highly insulated cavity walls	✓	✓	✓
Insulated loft	✓	✓	✓
Insulated ground floor	✓	✓	✓
Tiled roof to a schedule (ask for details – please note this may vary from the schedule from time to time)	✓	✓	✓
10 Year NHBC Warranty	✓	✓	✓
EXTERNAL			
Varying boundary treatments to front of properties (ask for details)	✓	✓	✓
Front Gardens: To add interest to our developments, we use a mix of turf/shrub planting/hedging/timber fencing and metal fencing to front gardens (ask for details for particular plots)	✓	✓	✓
Turf or seed to rear garden (at Chestnut Homes discretion)	-	-	✓
Parking space; spaces or carport (ask for details)	✓	✓	-
Single or Double garage (ask for details)	-	-	✓
1.8 metre high fencing to rear garden	✓	✓	✓
1.8 metre high wall	*	*	*
1.8 metre high timber gate to rear garden entrance	*	✓	✓
Patios – standard (2.250m x 1.800m)	✓	✓	-
Patios – enhanced (3.150m x 2.250m)	-	-	✓
Outside Tap	✓	✓	✓
HEATING			
Gas boiler/main pressure unvented hot water system	✓	✓	✓
Thermostatic radiator valves	✓	✓	✓
Chrome towel rail to ensuites	-	✓	-
Chrome towel rail to ensuites and bathrooms	-	-	✓
Gas supply to hob/oven location	✓	✓	✓
*** applicable to certain plots only (ask for details)**			

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WINDOWS & EXTERNAL DOORS			
Triple glazed UPVC windows	✓	✓	✓
Triple glazed UPVC French doors (as applicable)	✓	✓	✓
Traditionally styled composite front, side & rear doors with painted finish (as applicable)	✓	✓	✓
JOINERY, DOORS, IRONMONGERY & FINISHING FEATURES			
Premdor Premium Vertical 5 panel moulded white painted interior doors with luxury Carlisle Brass 'Tavira' satin chrome handles	✓	✓	-
Vertical 5 panel oak finished interior doors with luxury Carlisle Brass 'Tavira' satin chrome handles	-	-	✓
Garage Doors – steel up and over (ask for details)	*	*	✓
White painted stairs with clear satin varnished oak handrail & newel caps	✓	✓	✓
Smooth plastered ceilings with white emulsion	✓	✓	✓
Emulsion to walls one colour per house "Chestnut Grey"	✓	✓	✓
White painted architraves and skirtings (lambs tongue style)	✓	✓	✓
KITCHENS & APPLIANCES			
Choice of kitchen units & contemporary square edge worktops, with a choice of glass splash backs (with 95mm upstands) from the Symphony Range (ask for details)	✓	✓	✓
Choice of 20mm double bevel edge Quartz Worktops with 100mm Quartz Upstands	-	-	*
Under wall unit lighting	-	✓	✓
Stainless steel inset sink to kitchen	✓	✓	✓
Single bowl stainless steel inset sink to utility (as applicable)	-	*	✓
Built in stainless steel single fan oven, hob, extractor & microwave	✓	-	-
Built in stainless steel single fan oven, hob, extractor, microwave, fridge/freezer. dishwasher & wine fridge	-	*	-
Built in stainless steel double fan oven (or 2 x single), hob, extractor, microwave, fridge/freezer, dishwasher & wine fridge	-	-	*
Plumbing for washing machine	✓	✓	✓
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CLOAKROOMS, BATHROOMS & ENSUITES			
Ground floor cloakroom with WC & hand basin	✓	✓	✓
White bathroom suite with chrome fittings	✓	✓	✓
Heated Demister mirror (backlit) to ensuite 1 or main bathroom depending on housetype – ask for details	-	✓	-
Heated Demister mirror (backlit) to main bathroom & en-suite 1 Heated Demister mirror (not lit) to en-suite 2	-	-	✓
Thermostatic shower to en-suite & main bathroom (shower over bath where there is no separate shower)	✓	✓	✓
Choice of Porcelanosa **wall tiles** to Cloakrooms, Bathrooms, En-suites (ask for details regarding tiled areas)	✓	✓	✓
Choice of Porcelanosa **floor** tiles to bathroom, en-suites, cloakrooms & kitchens (only applicable to some housetypes above 1700 sq ft – ask for details)	-	-	*
Chrome Towel Rail to En-suite 1 only	-	✓	-
Chrome Towel Rails to En-suites + Bathroom	-	-	✓
Water saving taps – restricted water flow	✓	✓	✓
ELECTRICAL SPECIFICATION			
Extractor fans to WC, utility, bathroom & en-suite (where required)	✓	✓	✓
Shaver point to main bathroom if no en-suite	✓	-	-
Shaver point to ensuites	-	✓	-
Shaver point to bathroom & en-suites	-	-	✓
USB socket for phone/tablet charging in Lounge, Kitchen, Bedroom 1 & Study (as applicable)	✓	✓	✓
TV point, and BT point to lounge	✓	✓	✓
Wiring for flat screen TV (HDMI) on wall of lounge	✓	✓	✓
Telephone point (generally to hall – but see electrical layout)	✓	✓	✓
Inset downlights to kitchen	-	✓	-
Inset downlights to ensuites, bathroom & kitchen	-	-	✓
Batten holder suitable for low energy bulbs fitted to kitchen	✓	-	-
Chrome IP44 light fittings to bathrooms & en-suites (as applicable)	✓	✓	-
IP44 rated light fitting to cloakroom & cupboard under stairs (if applicable)	✓	✓	✓
Power point to electric fire position in lounge (fire not supplied)	✓	✓	✓
Chrome sockets & switches to kitchen, kitchen/diner (where applicable)	-	✓	-
Chrome sockets & switches to kitchen, kitchen/diner lounge & bed 1 (below 1700sq ft) Chrome sockets & switches to all rooms (above 1700 sq ft)	-	-	✓
Wiring only for outside light to front door	✓	✓	✓
Wiring for outside light to rear	*	✓	✓
Mains wired smoke detectors	✓	✓	✓
Car charging point	*	*	*
Solar panels and inverter	✓	✓	✓
Power & light to garage Single Garage - 1No Fluorescent light + 1No double socket Double Garage - 2No Fluorescent lights + 2No double sockets		*	
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FITTED/BUILT-IN WARDROBES			
To One bedroom: Includes a standard sliding mirrored door or standard double-door wardrobe, fitted with a shelf and hanging rail. Please ask for further details.	*	✓	-
To Two Bedrooms. Includes a standard sliding mirrored wardrobe with a shelf and hanging rail. Upgrade options are available for selected house types and rooms only. Please ask for further details.	-	-	✓
SECURITY FEATURES			
Lockable window catches (not to fire escape windows)	✓	✓	✓
Multi point locking system to external doors	✓	✓	✓
Intruder Alarm	-	-	✓
*** applicable to certain plots only (ask for details)**			