



# SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	3 Bedroom Home	4 Bedroom Home Up to 1350 sq ft	4 Bedroom Home 1350 sq ft +
<b>KITCHEN</b>			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel	•		
Electric built-under 1 ½ oven in stainless steel		•	
Electric built-in double oven in stainless steel			•
4 ring gas hob in stainless steel	•	•	
5 ring gas hob in stainless steel			•
Stainless steel splashback behind hob	•	•	•
Integrated extractor hood	•		
Stainless steel chimney extractor hood		•	•
Energy efficient integrated fridge/freezer	•	•	•
Energy efficient integrated dishwasher		•*	•
Energy efficient integrated washing machine	•	•**	
Single bowl sink and drainer in stainless steel	•	•	
1.5 bowl sink and drainer in stainless steel			•
Single lever chrome mixer tap	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•		
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•
Tiled splashback to basin in cloakroom	•	•	•

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



## FERNHAM GREEN AT KINGS WARREN

Larch Way, Red Lodge,  
Bury St. Edmunds, Suffolk, IP28 8YA

For all enquires please call

**01638 445 127**

[crestnicholson.com/fernhamgreen](http://crestnicholson.com/fernhamgreen)

	3 Bedroom Home	4 Bedroom Home Up to 1350 sq ft	4 Bedroom Home 1350 sq ft +
<b>ELECTRICAL</b>			
Low energy LED 4-light spotlight bar to kitchen	•		
Low energy LED downlighters in white to kitchen		•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•
Low energy lighting in all other areas	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•
<b>DECORATION</b>			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•
<b>JOINERY AND DOORS</b>			
Front door with multipoint locking system and chrome ironmongery	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•
<b>HEATING</b>			
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•
<b>EXTERNAL FINISHES</b>			
Front gardens to be landscaped	•	•	•
Rear gardens topsoiled and rotovated	•	•	•
External low energy security light fitted by front door	•	•	•
External tap	•	•	•
<b>SECURITY AND PEACE OF MIND</b>			
Smoke, heat and carbon monoxide detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete NHBC ten year warranty	•	•	•