



Viola
HOMES

SUMMERVILLE MEADOWS

S P E C I F I C A T I O N

Our homes



All homes are constructed of timber frames faced with brick and render external finishes with tiled roofs. They are built to meet the National House Building Council's (NHBC) new home warranty standards, UK building regulations and expected energy performance standards.

Exterior



All homes are fitted with white, lockable uPVC double-glazed windows, soffits and fascias. Most house types also offer uPVC patio doors to the rear and all feature composite front doors with a 3-point locking mechanism and chrome ironmongery. All plots will be connected to mains electricity, water and drainage.

Gardens



Homes include paving and turf to the rear. The rear garden boundary has close boarded fencing and a gate unless otherwise stated. All properties feature an external water tap for ease of garden maintenance.

Kitchens/utility



Depending on the build stage at the time of reservation, we are able to offer a choice of Symphony kitchen units from the Plaza range, and a choice of worktop with matching upstands. The design includes a modern stainless steel 1.5 bowl sink with chrome mixer tap, an Indesit electric fan-assisted oven, Indesit ceramic hob, and an integrated cooker hood. There is also space and plumbing for freestanding appliances.

Bathroom/en suite/ cloakroom



The specification includes a range of white, Armitage Shanks sanitaryware, with a shower and screen over the bath. A fully tiled shower cubicle will also be included in homes with an en suite. Depending on the build stage at the time of reservation, we are able to offer an attractive range of Porcelanosa wall tiles in various styles and colour tones.

Plumbing and electrics

All homes offer a fully programmable Panasonic air source heat pump and water cylinder system with thermostatic radiator valves and mains-powered smoke detectors. The specification includes TV aerial points in the lounge and primary bedroom, and a telephone and internet point in the lounge. All rooms offer single pendant light fittings with spotlights in the kitchen and main bathroom. As standard, all homes have a front security light fitting.



Design plans and NHBC warranty

At the time of reservation, you will be provided with the red line plan for your property which outlines the boundaries. Should you have any design-related queries, please speak with your dedicated Sales Coordinator who will be happy to assist. Your new home will benefit from a new home warranty provided by the NHBC.



Internal decoration

Every home is finished with contemporary white matt emulsion paint to the internal walls and ceilings, and white satin paint to interior woodwork. Features include chamfered and round skirting with four-panel white internal doors and chrome door furniture.



What is not included in our homes as standard

Preparing/levelling the flooring for any other finish but carpets, floor coverings (except complimentary vinyl in the kitchen, bathroom, downstairs wc and ensuite – where applicable), blinds, curtains, furniture, fitted wardrobes, kitchen appliances (except oven, hob and extractor fan), a TV aerial and household waste/recycling bins are not included as standard. If you are unsure whether something is or isn't included in your home, please ask your Sales Co-ordinator.



Contact us on **0345 060 5555**
or email **sales@violahomes.co.uk**