



The Hawthorne

3 bedroom semi-detached house

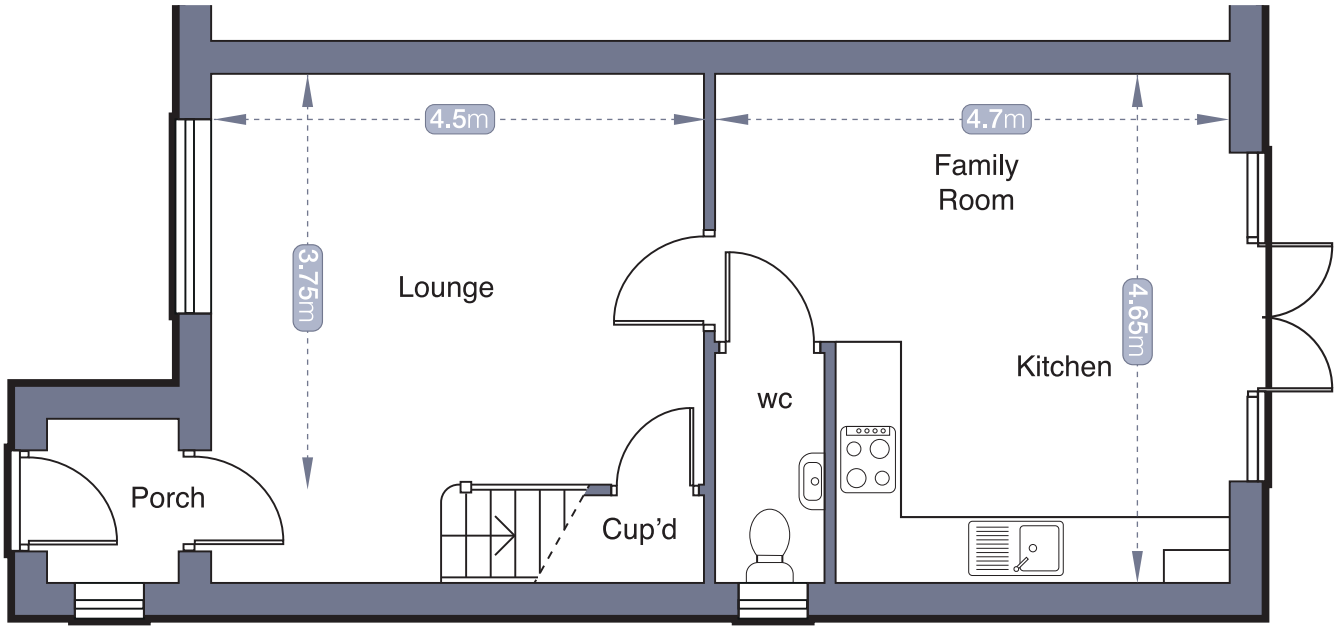
The Hedgerow at Warren Wood, Gainsborough

The
hedgerow
at Warren Wood

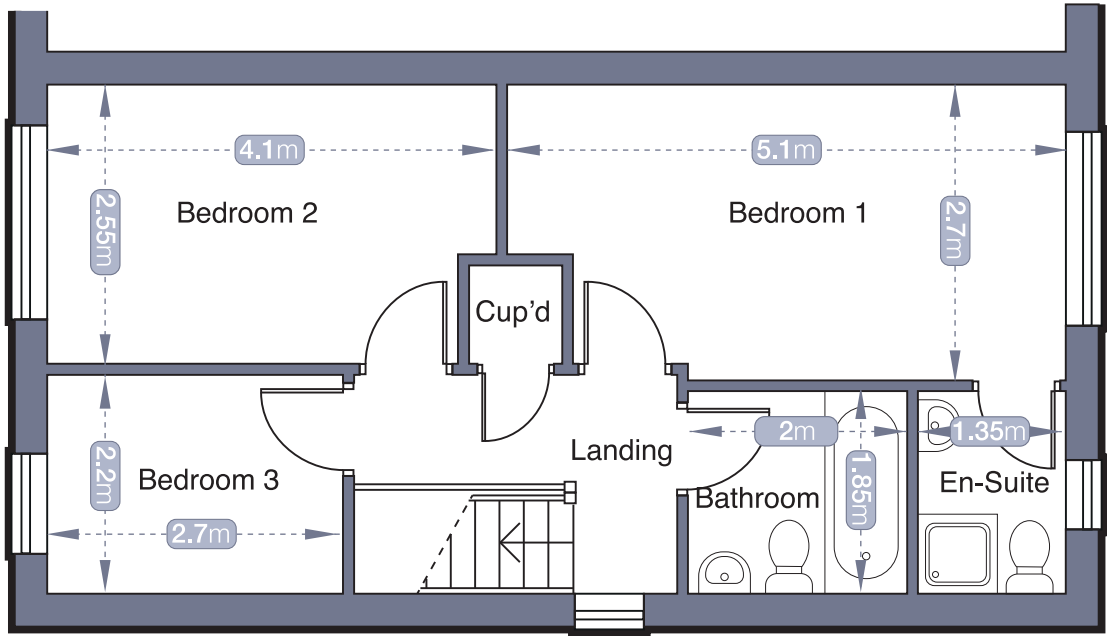


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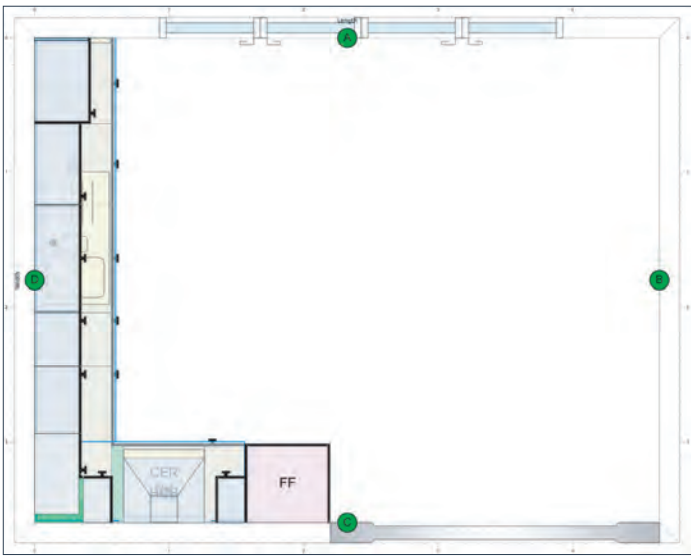
Ground Floor



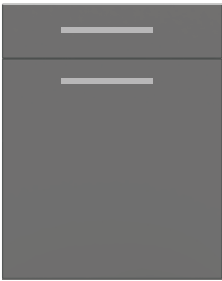
First Floor



The Hawthorne
Kitchen Specification



BAND 1 SPECIFICATION



Autograph Gloss
or Slab Matt



Emily Handle
Nickle



Washed Concrete Matt



Phoenix Tap
Chrome



Stainless Steel
1.5 Bowl Sink



Matrix Single
Oven



Matrix Ceramic
Hob



Matrix Extractor



Zanussi
Dishwasher



Zanussi 70/30
Fridge Freezer

Site Plan

Phase 3

Phase 2

Phase 1b

Phase 1a



The Laurel

The Maple

The Hawthorne

The Oak

The Birchwood

The Wisteria

The Elm

The
hedgerow
at Warren Wood



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Specification

The Hawthorne

3 bedroom semi-detached house

Bathroom

Contemporary bathroom to include:

Bath with splash back tiling
Pedestal Sink with splash back tiling
Toilet
Chrome heated towel rail
Spotlights
Vinyl cushion flooring

En-suite

Shower enclosure with full tiling to the walls
behind the enclosure
Toilet
Pedestal Sink with splash back tiling
Chrome heated towel rail
Spotlights
Vinyl cushion flooring

Downstairs WC

Toilet
Pedestal sink
Chrome heated towel rail
Domelight
Vinyl cushion flooring

Entrance Porch

Vinyl cushion flooring
Spotlight

Kitchen

As per design choice of 2 different door finishes and
various colour choices
Choice of worktops and upstands
Spotlights to the kitchen area
Vinyl cushion flooring

Kitchen Appliances

4 zone ceramic hob with contemporary glass
splash back
Chimney extractor fan
Single fan assisted built under oven
Integrated 70/30 fridge freezer
Dishwasher
Stainless steel 1.5 sink and waste
Chrome monoblock taps

Electrical

*Please see the attached for what is included
in the electrical specification*

External

3m x 1.8 patio area
Paths to perimeter
External lighting adjacent to the front and French
doors
Turf to the front and rear garden
6ft fencing to the perimeter and between plots



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Tile Options

Tier 1 - Wall Tiles

Main

Park Gris
25x44.3cm | Grout: Gris



Main

Park Blanco
25x44.3cm | Grout: Blanco



Main

Bottega Caliza
25x44.3cm | Grout: Gris



Main

Madagascar Natural
25x44.3cm | Grout: Gris



Feature

Park Lineal Gris
25x44.3cm | Grout: Gris



Feature

Park Lineal Blanco
25x44.3cm | Grout: Blanco



Feature

Marbella Stone
25x44.3cm | Grout: Gris



Feature

Ona Natural
25x44.3cm | Grout: Gris



Tier 1 - Floor Tiles

Park Gris
44.3x44.3cm | Grout: Cemento



Park Blanco
44.3x44.3cm | Grout: Gris



Bottega Caliza
44.3x44.3cm | Grout: Gris



Madagascar Natural
44.3x44.3cm | Grout: Gris



Tile Options

Tier 2 - Wall Tiles

Main

Bottega Caliza
33.3x59.2cm | Grout: Marfil



Feature

Spiga Bottega Caliza
33.3x59.2cm | Grout: Marfil



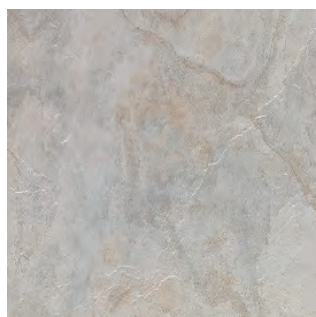
Main

Rivoli Blanco (matt)
33.3x59.2cm | Grout: Blanco



Feature

Mirage Silver
33.3x59.2cm | Grout: Gris



Main

Indic Matt
33.3x59.2cm | Grout: Manhattan



Feature

Cubik Indic Matt
33.3x59.2cm | Grout: Manhattan



Kitchen / Family - Floor

Bottega Caliza
60.2X60.2cm | Grout: Gris



Bottega Acero
60.2X60.2cm | Grout: Cemento



Rivoli Blanco (matt)
60.2x60.2cm | Grout: Gris



Harlem Calziq
60.2x60.2 | Grout: Gris



Kitchen / Family - Floor Premium

Smart Tanzania Silver
22x90cm | Grout: Cemento



Smart Tanzania Almond
22x90cm | Grout: Cemento





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