

# It's all about the details

**Our reputation has been built on quality and attention to detail and Fountain Fold is a perfect example of just that.**

We also have a range of upgrades available to further personalise your new home.

## Design and standard specification features

Properties will be built of natural Witton Fell 140mm coursed stone.

Grey roof tiles.

Underfloor heating (kitchen/dining/living areas).

Bonded resin drives.

Stylish anthracite UPVC woodgrain windows (white internally), with chrome handles.

British made, Brett Chaucer paving slabs to paths and patios.

Security alarm, security lighting and sensors to house.

Turfed gardens.

German made Siematic kitchens with the latest Quartz worktops and soft close door drawer system.

Siemens induction hob and oven, Zanussi fridge freezer and dishwasher.

Insinkerator boiling 3 in 1 tap.

Caple wine cooler.

Up to the moment, Swiss-made Laufen Pro Sanitaryware range.

Vado overhead shower with chrome shower valves, hand-held hair wash.

High quality Vado taps.

Chrome heated towel rails to all bathrooms and ensuites.

Contribution to fitted wardrobe in Bedroom 1.

Bathrooms and ensuites half tiled in quality porcelain tiles.

35mm Iseo Oak veneered internal doors with satin chrome handles.

Energy-efficient gas fired central heating system.

LED downlights to bathrooms, ensuites and kitchen/dining/living areas.

Carpets and tiling to all floor surfaces.

Mains operated smoke detectors.

Extensive sockets and telephone points throughout.

Manually operated sectional garage door.

### Disclaimer:

The specification has been prepared to indicate the materials and fittings proposed to be used in the construction of these dwellings and associated work. Subject to availability Conroy Brook reserve the right to change the design, materials, method of construction and fittings as specified.

## Optional extras and features to personalise your home

Our team can help further enhance your home by advising you on the purchase of a range of selected items. The earlier in the build process you reserve your home, the more options are available to you to add your style and personality.

Please ask us for details on how we can further personalise your home:

- Combination oven and microwave
- Luxury fitted wardrobes
- Laufen Base wall mounted vanity units
- Quartz worktops in utility room
- Additional TV sockets
- Additional LED downlights
- Tiled floor surfaces
- Fully tiled walls in ensuites and bathrooms
- Electrically-operated garage door with remote fob
- Security alarm/external lighting for garage

## Energy saving features

Your Conroy Brook home will feature all the latest energy saving features to reduce consumption, keep heat locked in and stay cosy during the worst of the British weather and yet stay cool in summer.

- High quality wall cavity and roof insulation
- Robust double glazing - windows and doors
- Extensive draught proofing measures

## Services

### Broadband

Full fibre enabled broadband connection will be provided to the property as standard.

### Electric Vehicle Charger

Each home will have a 7kW EV charger provided to the property as standard