

Specification For Homes



KITCHENS

Quality fitted kitchen with a wide range of finishes.

Choose from a traditional or contemporary layout. Stainless steel appliances include ceramic or gas hob, fan oven, integrated fridge and freezer. Most housetypes include a dishwasher

Tiling between worktop and wall units, from a large selection. Stylish under unit lighting

Dedicated low energy downlighters to ceiling

Choice of traditional or contemporary stainless steel sinks and designer taps

Recycling bins



LAUNDRY ROOMS *(where applicable)*

Quality fitted units to match kitchen

Most (but not all) laundry rooms feature stainless steel sink and taps

Tiling above worktop

All housetypes have space for a washing machine and most have space for an additional appliance

BATHROOMS, SHOWER ROOMS, EN SUITES AND GUEST TOILETS



Quality single or double shower surround with chrome framed door and aerated shower

Choice of quality traditional or contemporary white sanitaryware with water saving taps and dual flush toilets

Choice of chrome or white towel warmer in all bathrooms, shower rooms and en suites

Dedicated low energy downlighters to ceilings of bathrooms, shower rooms and en suites

Each bathroom, shower room and en suite benefits from a shaver point

Retractable clothes drying facilities are provided in bathrooms

continued overleaf

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HEATING AND HOT WATER



The lounge of every home features a log burning stove in a choice of styles, as a sustainable heat source

A highly efficient condensing gas boiler provides heat and hot water. A high level of control is attained through dual zoning, thermostatic valves to radiators and a thermostatic controller in the hall

Enhanced building envelope insulation

Sheep's wool loft insulation is available as an upgrade

THE FINISHING TOUCHES

A choice of extra deep traditional or contemporary style skirtings and facings finished in a choice of colours

A choice of traditional or contemporary painted doors. All homes feature at least one glazed door

Quality feature staircases with contrasting handrail

Choice of traditional or contemporary door ironmongery

Plenty of electrical sockets throughout

Cornicing throughout (except upper floors featuring dormer windows)

A choice of heritage colour paint finishes to walls and ceilings. Ask a sales adviser for details

Two television points that are Sky Plus HD and Sky Multiroom compatible

Two telephone points

A mains supply heat detector and smoke detectors

Display energy meter

Dedicated low energy lighting throughout



continued overleaf

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OUTSIDE

All homes are traditionally built and have natural slate roofs, some with black or red decorative clay features, and most with chimney pots. External walls are wet dash render painted in a palette of traditional colours. Selected plots have a sandstone façade or sandstone features

Traditional double glazed timber sliding case and sash windows with attractive antique brass fittings. Window colours have been individually chosen

Front doors and surrounds are individually designed and made locally. Ironmongery, house numbers and door knockers or doorbells enhance the character of each home

Rear entrances have high performance doorsets with clear glazing to the top section

Old-style painted aluminium guttering and downpipes

Dormer windows have a variety of lead features

Sandstone garden walls, painted railings, wet dash rendered walls with copes and native species hedges are a definite asset at Knockroon. Ask to see a detailed fencing plan



Front gardens are landscaped to accentuate the traditional character of each house and have paved front paths. Rear gardens are top soiled with gravel paths and provide clothes drying facilities

Water butt collects rain water for garden irrigation

Timber compost bin

A communal digital aerial and satellite dish are provided

Flats with communal entrances have an audio door entry system

GARAGES / PARKING

All houses include a single or double garage with traditional high quality joiner-made hinged doors, slate or coloured corrugated roofs, painted aluminium gutter and downpipes. Walls are painted wet dash render or timber

Each garage has a cycle rack

Dedicated low energy lighting and two double sockets are fitted in all garages. Many garages feature pedestrian access doors

Flats and commercial spaces have designated parking space and shared cycle space. Flats Over Garages (FOG's) have a single garage

MORE INFORMATION

More information on the wide variety of internal options available can be obtained from our marketing team on 01292 590442 or by visiting the Knockroon Visitor Centre, where a warm welcome awaits you. See

knockroon.com for opening times. Throughout the development external colours and finishes are specified by the architectural designer. In order to maintain the appearance of the neighbourhood, these cannot be changed.