



INTRODUCING OUR INSPIRATION PLUS SPECIFICATION

APPLICABLE TO PHASE I HOUSE TYPES THE HOLLIES AND THE MAPLES

For over 30 years the P J Livesey group has specialised in creating contemporary living spaces, effortlessly combining some of the nation's most striking historical settings with stunning newly built homes.

Green Walk, Standish is a shining example of the group's ongoing passion, experience and expertise in this field.

The detail and fittings within this specification have been carefully selected to ensure that the highest quality and design of each item are consistent with the excellent standards of spacial design, which the company works tirelessly to maintain.

In addition to the 'Inspiration Plus' specification there are also a number of optional extras available at an additional cost. Please see our Fixed Priced Upgrade menu for more information.

- Choice of kitchen ranges and Silestone work surfaces from an exclusive collection of colour palettes specially selected by our award winning interior designers^I
- 900mm high wall units
- Soft close functionality to all cupboard doors and drawers
- Neff built in single oven and electric ceramic or gas hob
- Glass & stainless steel cooker hood
- 2x LED feature under unit lights
- Neff fully integrated fridge freezer & dishwasher
- Zanussi fully integrated combined washer/dryer^{II}
- Axix 1.5 under mounted sink in stainless steel finish with Vado coil chrome spray tap

WET AREAS

- Contemporary Saneux bathroom suite with complementing chrome fittings
- Chrome heated towel rail to master en-suite
- Half tiled to walls with sanitary ware, including the powder room. Fully tiled to 3 walls around the bath in main bathroom and master en-suite fully tiled shower cubicle
- Walk-in shower enclosure. Some properties will not incorporate an en-suite and in these instances an over bath shower arrangement will be installed
- Choice of wall and floor tiling from an exclusive collection of colour palettes specially selected by our award winning interior designers^I

GENERAL

- 4 panel white doors with brushed steel handle
- Walls and ceilings painted with premium quality white emulsion
- White painted minimalistic architraves and skirting, square bevelled stair balustrades & handrails
- Gas fired central heating system
- Shaver point to master en-suite bathroom. If no en-suite incorporated a shaver point will be fitted to the main

bathroom area

- Ceiling recessed down lights to kitchen and all wet areas. White pendant fittings to all other rooms
- A schedule of chargeable optional extras is available upon request. - Please see our Fixed Priced Upgrade menu for more information.^{III}
- Chrome sockets to principle rooms^{IV}

NOTES

I See our separate dedicated COLOUR PALETTE section for further details regarding the Bianco, Grigio and Cashmere colour palettes. Subject to build stage.

II In properties with a dedicated utility area, a separate free-standing washer and dryer will be supplied and the integrated washer dryer will be omitted from the main kitchen layout

III Upgrading to any chargeable optional extra is available only if procured at an early enough stage of the build program to accommodate the works

IV 'Principle rooms' refers to hallway, kitchen, lounge/dining room, master bedroom and study if applicable

The Inspiration Plus specification is applicable to The Hollies and The Maple house type

Please note: Client choices and upgrades are subject to the Phase I build stage and additional cost. Some plots may have interior designer selected colour choices already in place. Please speak to a sales advisor for further information. We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specification or finishes (internal or external) at any time during the planning/ build process. Materials and products are subject to change dependant upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property Misdescription act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification cannot be considered at any stage. Specification document updated on the 26th January 2021.

P J L I V E S E Y