



Welcome
 to Bishops
 Gardens

A luxury development of
 homes in a range of designs
 three, four & five bedroom
 to suit every lifestyle

Specification
 Making your house a home
 at Bishops Gardens, Cawood

Orion Homes

Specification

Electrical

- Security alarm with PIR sensors
- Low energy light bulbs throughout
- USB sockets to kitchen, lounge, study and all bedrooms*
- Mains operated smoke alarms with battery backup
- White light switches and sockets

Exterior Features

- Insulation to all external walls, ground floors and roof space
- PVCu windows in white with argon-filled low E glass
- PVCu fascias and rainwater goods in black
- 4 panel front door with opaque glazing in anthracite grey with chrome letter box, handle and house numbers
- Single garage with door in anthracite grey*
- Double garage with electric door in anthracite grey*
- PVCu Tri-slide doors in grey*
- PVCu French doors in white*
- Front and rear lights fitted with low energy bulbs and PIR sensor
- External tap
- 1800mm boundary fencing including gate to rear garden
- Turf to front and rear garden
- Electric car charging point - smart app enabled

Warranty

- NHBC 10 year Buildmark warranty



Raising Standards. Protecting Homeowners



Kitchen

- Base and wall units in a range of traditional and contemporary styled doors with a choice of handles
- A range of Quartz worktops with matching upstand*
- A range of laminate worktops with matching upstand*
- Stainless steel 1½ bowl and chrome mixer tap
- Glass splashback to induction hob in a choice of colours
- LED feature lighting to underside of wall cupboards
- LED Chrome downlights
- Bosch oven, induction hob and extractor hood
- Bosch integrated fridge freezer and dishwasher*

Utility*

- A range of Quartz worktops with matching upstand*
- A range of laminate worktops with matching upstand*
- Space for washing machine and tumble dryer including plumbing for washing machine
- LED chrome downlights



Bathroom* & En-suites*

- Ideal Standard Concept Air Cube sanitaryware in white
- Hansgrohe basin and bath mixer taps in chrome
- Hansgrohe Crometta Vario thermostatically controlled shower in chrome
- Mira Flight low profile shower tray
- Mira Elevate shower enclosure
- LED chrome downlights
- Heated towel rail in white
- Shaver socket to master en-suite
- Extractor fan to bathroom and en-suites



Interior Features

- Crown off white matt emulsion to all walls and ceilings
- Vertically boarded Cottage style internal doors, painted white with chrome ironmongery
- Staircase painted white with oak stained handrail and newel post cap
- Skirting board and architrave painted white

Wardrobes

- Hammonds fitted wardrobes to master bedroom with hanging rail and shelf*



Flooring

- Floor tiling in a choice of ranges to kitchen, dining, utility, WC, family bathroom and en-suites

Tiling

- Half tiling to most walls and full height tiling to shower cubicles in a choice of ranges to family bathroom and en-suites

Plumbing and Heating

- Air source heat pump heating system with dual zone controls
- White enamelled radiators and electric towel rails to bathroom and en-suites

