**Kitchens**

Silestone Champs Elysées fitted kitchen with solid stone island and pastelcoloured polished granite worktops. All units are wall and floor mounted. Gloss and satin finishes are available at extra cost. Deluxe washing machine and tumble dryer in each kitchen.

**Utility Rooms**

All utility rooms are fitted out to a high standard with wall and floor tiling, utility sink, washing machine and tumble dryer. Alternatively, a design unit can be fitted.

**Internal Doors**

Solid oak doors throughout. Black chrome lever handles.

**Wardrobes**

Four wardrobes are fitted with Downton Abbey-style designer doors and walnut surrounds.

**Electrical**

Each house is wired and ready for connection of TV, Telephone and Broadband. Contemporary switches and sockets throughout. Cat 5 wiring.在整个文档中，可读性较好的区域。

**Heating**

The Heat Recovery Ventilation (HRV) system supplies a constant stream of fresh air, minimising wasted energy by recycling the warm air, generated within the house, to heat the incoming fresh air, saving 90% of energy that would be otherwise lost. The system incorporates a membrane low-emissivity coating which reflects heat back into the room. Improved Air Tightness works together with the HRV to further reduce need for heating. This system is used for passive heat storage.

**Ventilation System**

The Heat Recovery Ventilation System supplies a constant stream of fresh air. This system is designed to maintain a low airflow rate and not to affect the comfort of the occupants. The system is designed to maintain a low airflow rate and not to affect the comfort of the occupants. The system is designed to maintain a low airflow rate and not to affect the comfort of the occupants.

**Internal Finishes**

High quality oak finish doors are fitted with high quality satin finish lever handles.

**Bathrooms & En-suites**

Floor and wall tiling is included as per showhouse. Solid American White Oak balustrade to stairs.

**Security**

Each home has its own private drive with generous car parking space.

**Gardens**

The gardens at Thormanby Hill offer an elegant extension of living space. Each home comes complete with a garden house that is fitted with light and sockets.

**Garden House**

The garden house is a separate annexe to each home that can be used as an additional room by room control.

**Wardrobes**

Wardrobes are contemporary Curragh Deluxe Range fitted with Ivory shadow finishes. Superior Classic Handcrafted Painted Kitchen with solid 50mm pillar and panel doors, walnut surround by Cawleys Furniture.

**Pressurised Water**

The internal water supply is pressurised and both tank and pump are located in a sealed water service enclosure. This feature not only saves space within the house but also prevents any associated noises from entering the house. The enclosure outside the house externalising any associated noises.

**Internally Finishes**

Black Granite finish to cills and surrounds to front elevations. Low maintenance render finishes.

**External Finishes**

The Cosgrave Services Enclosure is designed so that the heat that is required in the future can be changed without the need to change the unit. This ensures that should a more energy efficient technology be developed in the future the energy source can be replaced without the need to change the unit.

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**Thermal Mass**

Thermal Mass is used for passive heat storage.

**Photovoltaic Solar Panels**

Photovoltaic Solar Panels generate electricity so less is needed from the grid.

**Thermal Power Generation**

The Cosgrave Services Enclosure is designed so that if a more energy efficient technology is developed in the future the energy source can be changed without the need to change the unit. This ensures that should a more energy efficient technology be developed in the future the energy source can be replaced without the need to change the unit.

**Future Proofed**

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**Improved Air Tightness**

The improved Air Tightness works together with the HRV to further reduce need for heating. This system is used for passive heat storage.

**Heat Recovery Ventilation**

Heat Recovery Ventilation (HRV) using a HRV system Cosgraves have incorporated ventilation units with the option of thermal mass for future use.:

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