



# Specification

What does it take to make Quinn Homes a multi-award-winning housebuilder?



Best Small  
Housebuilder 2024



Best Energy  
Efficient House 2024

Whether it is your first home, your family home, an upsize or a downsize – one thing is for certain – your home will be impeccable.

Our reputation is for creating homes of a premium quality and we do this by being meticulous in all that we do.

## OUR SPECIFICATION IS UNRIVALLED.

Every home we build is blessed with thoughtful interiors where we have maximised space and light.

The fixtures, fittings and appliances are the best in the market – attractive, efficient and using the best of modern technology to make your house perfect.

## KITCHENS

- Contemporary designed kitchen with fitted wall and base units
- Integrated electric oven, induction hob and extractor
- Integrated combi oven
- Integrated fridge/ freezer
- Integrated dishwasher
- Integrated washer/dryer
- Soft close hinges to cabinet doors
- Butler sink
- Natural stone quartz worktop with upstand and splashback
- Low voltage recessed downlights to kitchen area
- Under pelmet feature lighting

## BEDROOMS

- Built in wardrobe to the master bedroom
- Fully fitted carpet
- Media plate
- Downlights

## BATHROOMS / ENSUITES

- Glass shower screen
- Designer taps and thermostatic shower mixer unit
- Porcelanosa ceramic tiling
- Low voltage recessed downlights
- Extractor ventilation
- Heated towel rail
- Sanitaryware by Roca

## LIVING AREA

- High quality timber flooring
- Media plate

## EXTERNAL FINISHES

- Rear garden turfed with patio area
- Boundary fencing
- Outside light and tap
- External socket

## INTERIOR FINISHES






- White finished internal doors
- Polished chrome door furniture
- White painted feature profile skirting and architraves
- Matt emulsion paint finish to walls and ceilings

## SECURITY

- Entrance door with 5 lever deadlock
- Mains supply smoke and heat detector/s

## WARRANTIES

- Each house is backed by a 10-year insurance backed building defects guarantee

-  **2-year snagging guarantee from Quinn Homes**
-  **Wired for Fibre**
-  **EV Car Charger**
-  **Solar Panels**
-  **2-Zone Heating**