



## Specification

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Ashberry  
Homes

|          |                       |  |   |   |   |   |
|----------|-----------------------|--|---|---|---|---|
| FINISHES | <b>Ceilings</b>       | Crown White Matt Emulsion                  | • | • | • | • |
|          | <b>Walls</b>          | Crown White Matt Emulsion                  | • | • | • | • |
|          | <b>Floors</b>         | Concrete GF; Chipboard FF                  | • | • | • | • |
|          | <b>Window Cills</b>   | White Gloss MDF                            | • | • | • | • |
|          | <b>Stairs</b>         | White Gloss MDF Strings                    | • | • | • | • |
|          | <b>Balusters</b>      | White Gloss Stop Chamfered Balusters       | • | • | • | • |
|          | <b>Newel Posts</b>    | White Gloss Stop Chamfered Newels          | • | • | • | • |
|          |                       | Oak Stop Chamfered Newels                  | • | • | • |   |
|          | <b>Newel Caps</b>     | White Gloss Flat Top Newel Caps            |   |   |   | • |
|          |                       | Oak Flat Top Newel Caps                    | • | • | • |   |
|          | <b>Handrail</b>       | White Gloss Heavy Duty Handrail            |   |   |   | • |
|          |                       | Oak Heavy Duty Handrail                    | • | • | • |   |
|          | <b>Skirting</b>       | White Gloss 94x14 MDF Grooved & Chamfered  |   |   |   | • |
|          |                       | White Gloss 120x14 MDF Grooved & Chamfered | • | • |   |   |
|          | <b>Architrave</b>     | White Gloss 69x18 MDF Grooved & Chamfered  |   |   | • | • |
|          | <b>Internal Doors</b> | Oak Style Internal Doors, 5 Panel          | • | • | • | • |
|          | <b>Ironmongery</b>    | Chrome SR100 Door Furniture                | • | • | • | • |
|          |                       | Chrome SR700 Door Furniture                |   |   |   | • |
|          | <b>Wardrobes</b>      | Sliding Fitted Wardrobes to Bed 1          |   |   |   | • |

|                    |  |  |   |   |   |   |
|--------------------|--|--|---|---|---|---|
| MECHANICAL         | <b>Boiler</b>  | Ideal LOGIC Combination Boiler                     | • | • |   |   |
|                    |  | Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder    |   |   | • | • |
|                    | <b>Controls</b>  | Dual Zoned 3 way Heating Programmer                | • | • | • | • |
|                    | <b>Radiators</b>   | Stelrad Compact Steel Panel Radiators with Grilles | • | • | • | • |
|                    | <b>Towel Warmers</b>   | Flat Chrome to Bathroom Only                       |   |   | • |   |
|                    |  | Flat Chrome to Bathroom & En Suite 1 Only          |   |   |   | • |
| <b>Ventilation</b> | Window Trickle Ventilators with Mechanical Extract Fans (system 1) | •  | • | • | • |   |

|                                      |   |   |   |   |   |   |
|--------------------------------------|---|---|---|---|---|---|
| KITCHEN                              | <b>Carcass</b>                                | Premium Grade 18mm thk Colour Matched Carcass                     | • | • | • | • |
|                                      | <b>Frontals</b>                               | Bellway Band C options†††   | • | • |   |   |
|                                      |   | Bellway Band D options†††   |   |   | • |   |
|                                      | <b>Units</b>                                  | Frontal Matching Table Ends                                       | • | • |   |   |
|                                      |   | Unit Framing  |   |   | • | • |
|                                      | <b>Worktops</b>                               | 40mm Square Edge Worktops with Upstand                            | • | • | • | • |
|                                      | <b>Kitchen Sink</b>                           | Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)   | • |   |   |   |
|                                      |   | Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)   |   | • |   |   |
|                                      |   | Leisure Euroline Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner) |   |   | • |   |
|                                      |   | Leisure Seattle Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)  |   |   |   | • |
|                                      | <b>Utility Sink</b>                           | Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)   |   | • |   |   |
|                                      |   | Leisure Euroline Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner) |   |   | • |   |
|                                      |   | Leisure Seattle Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)  |   |   |   | • |
|                                      | <b>Appliances Oven</b>                        | Zanussi Single Oven ZOB343X                                       | • | • |   |   |
|                                      |   | Zanussi Single Oven ZOB35471XK                                    |   |   | • |   |
|                                      |   | AEG Single Oven BPK642020M  |   |   |   | • |
|                                      | <b>Appliances Hob</b>                         | Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback               | • | • |   |   |
|                                      |   | Zanussi 4 Burner Gas Hob ZGH65411XB & SS Splashback               |   |   | • |   |
|                                      |   | AEG 5 Burner Gas Hob HG755450SY & SS Splashback                   |   |   |   | • |
|                                      | <b>Appliances Extractor</b>                   | Zanussi Cooker Hood Extractor ZHC60156X                           | • | • | • |   |
|                                      | AEG Cooker Hood Extractor DKB4950M            |   |   |   | • |   |
| <b>Appliances Extractor (Island)</b> | Cooker Hood Extractor LFI519X***              |   |   | • |   |   |
|                                      | AEG Cooker Hood Extractor DIE6180HM***        |   |   |   | • |   |
| <b>Appliances Microwave</b>          | AEG Microwave KMK721000M                      |   |   | • |   |   |
| <b>Appliances Fridge Freezer</b>     | Zanussi 70/30 Fridge Freezer ZBB28441SV       | •   | • |   |   |   |
|                                      | Zanussi 70/30 Fridge Freezer ZBB28441SV (2no) |   |   |   | • |   |
| <b>Appliance Dishwasher</b>          | Zanussi Dishwasher ZV12004FA                  | •   | • |   |   |   |
|                                      | Zanussi Dishwasher ZDT21006FA                 |   |   | • | • |   |
| <b>Appliance Washing Machine</b>     | Washing Machine Space Only                    | •   | • | • | • |   |

|                          |  |   |   |   |   |   |
|--------------------------|--|---|---|---|---|---|
| WETROOMS                 | <b>Cloaks - WC</b>   | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate††                    | • | • | • | • |
|                          | <b>Cloaks - Basin</b>  | Roca Wash Hand Basin***   | • | • | • | • |
|                          | <b>Cloaks - Brassware</b>  | Bristan PISA Small Basin Chrome Mixer Tap                                   | • | • | • | • |
|                          | <b>Cloaks - Tiling</b>   | Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim | • | • | • | • |
|                          | <b>Bathroom - WC</b>   | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate††                    | • | • | • | • |
|                          | <b>Bathroom - Basin</b>  | Roca DEBBA 500 WHB with Full Pedestal                                       | • | • |   |   |
|                          |  | Roca DEBBA 550 WHB with Semi Pedestal                                       |   |   | • | • |
|                          | <b>Bathroom - Bath</b>   | Roca MALAGA Acrylic Bath & Rigid Bath Panel                                 | • | • | • | • |
|                          | <b>Bathroom - Brassware</b>  | Bristan PISA Chrome Bath & Basin Mixer Taps                                 | • | • |   |   |
|                          |  | Bristan SAIL Chrome Bath & Basin Mixer Taps                                 |   |   | • | • |
|                          | <b>Bathroom - Shower Tray</b>  | Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure***                  |   |   |   | • |
|                          | <b>Bathroom - Shower</b>   | Mira RELATE EV Thermostatic Shower^   |   |   |   | • |
|                          | <b>Bathroom - Tiling</b>   | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim*†       | • | • | • | • |
|                          | <b>En Suite - WC</b>   | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate††                    | • | • | • | • |
|                          | <b>En Suite - Basin</b>  | Roca DEBBA 450 WHB with Full Pedestal                                       | • | • |   |   |
|                          |  | Roca DEBBA 550 WHB with Semi Pedestal                                       |   |   | • | • |
|                          | <b>En Suite - Bath</b>   | Roca MALAGA Acrylic Bath & Rigid Bath Panel***                              |   |   |   | • |
|                          | <b>En Suite - Brassware</b>  | Bristan PISA Chrome Bath & Basin Mixer Taps                                 | • | • |   |   |
|                          |  | Bristan SAIL Chrome Bath & Basin Mixer Taps                                 |   |   | • | • |
|                          | <b>En Suite - Shower Tray</b>  | Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure***                  | • | • | • | • |
| <b>En Suite - Shower</b> | Mira RELATE EV Thermostatic Shower**                                 | •   | • | • |   |   |
|                          | Mira RELATE ERD Thermostatic Shower                                  |   |   |   | • |   |
| <b>En Suite - Tiling</b> | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim† | •   | • | • | • |   |

|                                   |  |   |   |   |   |   |
|-----------------------------------|--|---|---|---|---|---|
| ELECTRICS                         | <b>Home Working</b>                                  |   | • | • | • | • |
|                                   | <b>Safety - Fire</b>                                 | Optical Smoke Detector LD3 D2 DET                           | • | • | • | • |
|                                   | <b>Consumer Unit</b>                                 | Wylex Consumer Unit   | • | • | • | • |
|                                   | <b>Sockets &amp; Switches</b>                        | Electrium CASA White Fittings                               | • | • | • | • |
|                                   | <b>USB Locations</b>                                 | Kitchen, Lounge & Bed 1 ONLY                                | • | • | • | • |
|                                   | <b>Shaver/Toothbrush Point</b>                       | Bathroom ONLY   | • | • | • | • |
|                                   | <b>Lighting</b>                                      | Pendant Fitting to Habitable Rooms                          | • | • | • | • |
|                                   | <b>Lighting - Kitchen</b>                            | Brushed Chrome Recessed Spot Lights Warm White              | • | • | • |   |
|                                   |  | Polished Chrome Recessed Spot Lights Warm White             |   |   |   | • |
|                                   | <b>Lighting - Kitchen Under Unit</b>                 | High Output Tri-Light                                       |   |   |   | • |
|                                   | <b>Lighting - Bathroom &amp; En Suites</b>           | Brushed Chrome Recessed Spot Lights Cool White              | • | • | • |   |
|                                   |  | Polished Chrome Recessed Spot Lights Cool White             |   |   |   | • |
|                                   | <b>Lighting - External</b>                           | External Light Clifton Brushed Steel Up/Down (Front & Rear) | • | • | • | • |
|                                   | <b>Security - Carbon</b>                             | Honeywell XC70 Carbon Monoxide Detector                     | • | • | • | • |
|                                   | <b>Communications - TV</b>                           | TV Point to Lounge, Family, Bed 1 & Study                   | • | • | • | • |
| <b>Communications - Voice</b>     | Telephone Point to Lounge                            | •   | • | • | • |   |
| <b>Communications - Data</b>      | Cat 6 Network Point to Lounge, Family, Bed 1 & Study | •   | • | • | • |   |
| <b>Communications - Satellite</b> | Dual Connection Satellite Points to Lounge           | •   | • | • | • |   |
| <b>Broadband</b>                  | Ultrafast Fibre Connectivity                         | •   | • | • | • |   |

|                           |                             |   |   |   |   |   |
|---------------------------|-----------------------------|---|---|---|---|---|
| EXTERNALS                 | <b>Maintenance</b>          | External Tap                                | • | • | • | • |
|                           | <b>Number Plaque</b>        | Artisan Number Plaque                       | • | • | • | • |
|                           | <b>Footpath &amp; Patio</b> | Grey PCC Flags 450x450x32's                 | • | • | • | • |
|                           | <b>Garages</b>              | Light & Power Point to incurtilage Garages‡ | • | • | • | • |
|                           | <b>Drives</b>               | Bitmac Black†††                             | • | • | • | • |
|                           | <b>Landscaping - Front</b>  | Medallion Turf & Landscape Planting‡‡       | • | • | • | • |
| <b>Landscaping - Rear</b> | Rotovated Topsoil           | •   | • | • | • |   |

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Ashberry will always fit a suitable alternative.

\* full height around bath where shower provided as standard  
 \*\* at build stage  
 \*\*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
 † full height to shower enclosure

†† housetype dependent  
 ††† inc soft close mechanism seat on 4 beds ONLY  
 ‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling  
 ‡‡ plot dependent

‡‡‡ plot specific, refer to site layout  
 ^^ refer to site landscape layout  
 ^^ soft close mechanism to doors and drawers  
 ^^ where provision of shower tray allows

## It's the little things that make a house your home

Add your own Personal Touch with our optional selection of finishes and fittings.

From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Choose from our range of Personal Touch options:

### Kitchens

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

### Flooring

- Choose from carpets, vinyl or laminate

### Tiling

- Full and half height tiling
- Comprehensive upgrade options

### Plumbing

- Heated towel rail

### Security

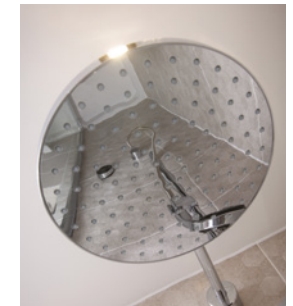
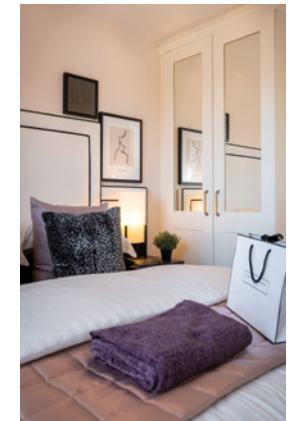
- Intruder alarms
- Security lights

### Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

### Miscellaneous

- Wardrobes



Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.