



MILLFIELDS, ALBRIGHTON
Premium Build Specification

	ELM	CHESTNUT	GREENHEART	HORNBEAM	JAPONICA	HAZEL	LIME	ROWAN	PINE
	D	C	E	F	G	H	L	O	P
CLOAKROOM/WC									
Luxury Vinyl Tile flooring to Cloakroom/WC	*	*	*	*	*	*	*	*	*
White sanitary ware	*	*	*	*	*	*	*	*	*
Porcelanosa ceramic tiling to splashback only	*	*	*	*	*	*	*	*	*
KITCHEN									
Fitted kitchen with base & wall units, door choices available	*	*	*	*	*	*	*	*	*
Stainless steel sink & drainer with chrome plated monobloc mixer tap	*	*	*	*	*	*	*	*	*
NEFF (CAPLE**) induction hob and oven, with glass splashback and extract	*	**	*	*	*	*	*	*	*
NEFF Integrated fridge freezer	*		*	*	*	*	*	*	*
NEFF Integrated dishwasher	*		*	*	*	*	*	*	*
LED cabinet lighting	*	*	*	*	*	*	*	*	*
Laminate worktop & upstands	*	*	*	*	*	*	*	*	*
Luxury Vinyl Tile flooring	*	*	*	*	*	*	*	*	*
Please note that where a kitchen is part of an open plan area, the whole area will have the Luxury Vinyl Tile flooring									
UTILITY									
Base units and boiler housing			*		*	*	*	*	*
Laminate worktop & upstands			*		*	*	*	*	*
Stainless steel sink & drainer with chrome plated monobloc mixer tap			*		*	*	*	*	*
Luxury Vinyl Tile flooring			*		*	*	*	*	*
STUDY									
Carpet to Study				*		*			
LOUNGE									
Carpet to Lounge	*	*	*	*	*	*	*	*	*
HALL/STAIRS/LANDING									
White gloss painted stair balustrade; top rail in hardwood	*	*	*	*	*	*	*	*	*
Carpet to Stairs and Landing	*	*	*	*	*	*	*	*	*
Luxury Vinyl Tile flooring to Hallway	*	*	*	*	*	*	*	*	*
BATHROOM									
Luxury Vinyl Tile flooring to Bathroom	*	*	*	*	*	*	*	*	*
Shower over bath with glazed screen		*				*			
White sanitary ware	*	*	*	*	*	*	*	*	*
Drawer vanity unit under basin	*		*	*	*	*	*	*	*
Porcelanosa ceramic tiling to 50% height of walling behind sanitaryware only	*	*	*	*	*	*	*	*	*
Electric shaver socket	*	*	*	*	*	*	*	*	*
EN-SUITE									
Luxury Vinyl Tile to En-suite	*		*	*	*	*	*	*	*
Shower cubicle with glazed screen	*		*	*	*	*	*	*	*
White sanitary ware	*		*	*	*	*	*	*	*
Porcelanosa ceramic tiling to 50% height of walling behind sanitaryware only	*		*	*	*	*	*	*	*
Electric shaver socket	*		*	*	*	*	*	*	*
BEDROOMS									
Carpet to all bedrooms	*	*	*	*	*	*	*	*	*



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ELECTRICAL									
White pendant light fittings generally and downlights to Kitchen & Bathrooms/En-suites, sockets & switches	*	*	*	*	*	*	*	*	*
LED lighting under Kitchen wall units	*	*	*	*	*	*	*	*	*
SECURITY									
Mains wired smoke detectors	*	*	*	*	*	*	*	*	*
Multi-point locking to all external doors	*	*	*	*	*	*	*	*	*
Keyed locks to all windows	*	*	*	*	*	*	*	*	*
Door viewer & chain	*	*	*	*	*	*	*	*	*
PIR External lights to front & back doors	*	*	*	*	*	*	*	*	*
HEATING									
Gas fired central heating & hot water	*	*	*	*	*	*	*	*	*
Thermostatic radiator valves	*	*	*	*	*	*	*	*	*
Programmable Thermostat	*	*	*	*	*	*	*	*	*
WINDOWS & DOORS									
Factory finished timber windows & external doors, double glazed with chrome ironmongery	*	*	*	*	*	*	*	*	*
Aluminium framed bi-fold doors to garden	*	*	*	*	*	*			
Accoya French doors to garden							*	*	*
Painted timber internal doors with chrome ironmongery	*	*	*	*	*	*	*	*	*
GRP canopy to entrance doors with metal supports; legs or brackets Property Dependant	*		*	*	*	*	*	*	*
DECORATIONS									
Choice of matt emulsion colours to walls/ceilings	*	*	*	*	*	*	*	*	*
EXTERNALLY									
Turfed landscaping generally	*	*	*	*	*	*	*	*	*
1.8m high timber fencing & gates generally	*	*	*	*	*	*	*	*	*
Buff paving slabs to paths & patios	*	*	*	*	*	*	*	*	*
Block paviors to driveway	*	*	*	*	*	*	*	*	*
Electric car charging sockets	*	*	*	*	*	*	*	*	*
Solar panels to part-roof	*	*	*	*	*	*	*	*	*
External tap and electrical socket	*	*	*	*	*	*	*	*	*
GARAGES (WHERE APPLICABLE)									
White light fitting, switch & socket	*		*	*	*	*	*	*	*
Steel up & over garage door, manually operated	*		*	*	*	*	*	*	*

PLEASE NOTE: Specifications are correct at the time of printing. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and Boningle Homes reserves the right to implement changes to the specification without warning.