

## FINISHES

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Loft Hatch	Loft Hatch - Hinged drop Down*†	•	•	•
Ceilings	Crown White Matt Emulsion	•	•	•
Walls	Crown White Matt Emulsion	•	•	•
Floors	Concrete GF ; Chipboard FF	•	•	•
Window Cills	White Gloss MDF	•	•	•
Stairs	White Gloss MDF Strings	•	•	•
Balusters	White Gloss Stop Chamfered Balusters	•	•	•
Newel Posts	White Gloss Stop Chamfered Newels	•	•	•
Newel Caps	White Gloss Flat Top Newel Caps	•	•	•
Handrail	White Gloss Heavy Duty Handrail	•	•	•
Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•	•
	White Gloss 120x14 MDF Grooved & Chamfered	•	•	•
Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•	•
Ironmongery	Chrome SR100 Door Furniture	•	•	•

## KITCHEN

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
Frontals	Bellway Band B options ##	•	•	•
	Bellway Band C options ##	•	•	•
Units	Frontal Matching Table Ends	•	•	•
	Unit Framing	•	•	•
Worktops	40mm Square Edge Worktops with Upstand	•	•	•
Kitchen Sink	Leisure Linear Single Bowl SS Sink (inc Sink Liner)	•	•	•
	Leisure Linear Bowl & Half SS Sink (inc Sink Liner)	•	•	•
	Leisure Euroline Bowl & Half SS Sink (inc Sink Liner)	•	•	•
Utility Sink	Leisure Linear Single Bowl SS Sink (inc Sink Liner)	•	•	•
	Leisure Euroline Single Bowl SS Sink (inc Sink Liner)	•	•	•
Appliances Oven	Zanussi Single Oven ZOB343X	•	•	•
	Zanussi Single Oven ZOB35471XK	•	•	•
Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	•	•	•
	Zanussi 4 Burner Gas Hob ZGH65411XB & SS Splashback	•	•	•
Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•	•	•
Appliances Microwave	Zanussi Microwave ZKK47901XK	•	•	•
Appliances Fridge Freezer	Fridge/Freezer Space Only	•	•	•
	Zanussi 70/30 Fridge Freezer ZBB28441SV	•	•	•
Appliance Dishwasher	Removeable Unit 600 (inc Feed & Waste)***	•	•	•
	Zanussi Dishwasher ZDT21006FA	•	•	•
Appliance Washing Machine	Washing Machine Space Only (inc. Feed & Waste)	•	•	•

## WETROOMS

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Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡‡	•	•	•
Cloaks - Basin	Roca Wash Hand Basin ‡	•	•	•
Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•
Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	•	•	•
	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	•	•	•
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡‡	•	•	•
Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal #	•	•	•
	Roca DEBBA 550 WHB with Semi Pedestal #	•	•	•
Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel	•	•	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•
	Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•

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## WETROOMS

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Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	•	•	•
Bathroom - Shower	Mira RELATE EV Thermostatic Shower ‡‡‡	•	•	•
	Mira RELATE EV Thermostatic Shower ###	•	•	•
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim **††	•	•	•
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim **†††	•	•	•
En Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡‡	•	•	•
En Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•	•
	Roca DEBBA 550 WHB with Semi Pedestal	•	•	•
En Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•
	Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•
En Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	•	•	•
En Suite - Shower	Mira RELATE EV Thermostatic Shower †††	•	•	•
En Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ††	•	•	•
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††	•	•	•

## MECHANICAL

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Boiler	Ideal LOGIC Combination Boiler	•	•	•
	Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder	•	•	•
Controls	Dual Zoned 3 way Heating Programmer	•	•	•
Radiator	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•
Towel Warmers	Flat Chrome to Bathroom Only	•	•	•
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	•	•	•

## ELECTRICS

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Home Working	Dedicated Power, USB & Data points	•	•	•
Safety - Fire	Optical Smoke Detector	•	•	•
Safety - Carbon	Honeywell XC70 Carbon Monoxide Detector	•	•	•
Consumer Unit	Wylex Consumer Unit	•	•	•
Sockets & Switches	Electrium CASA White Fittings	•	•	•
USB Locations	Kitchen, Lounge & Bed 1 ONLY	•	•	•
Shaver/Toothbrush Point	Bathroom ONLY	•	•	•
Lighting	Pendant Fitting to Habitable Rooms	•	•	•
Lighting - Kitchen	White Recessed Spot Lights Warm White	•	•	•
	Polished Chrome Recessed Spot lights Cool White	•	•	•
Lighting - Bathroom & En Suites	Brushed Chrome Recessed Spot Lights Cool White	•	•	•
	White Recessed Spot Lights Cool White	•	•	•
Lighting - External	External Light Clifton Brushed Steel Up/Down	•	•	•
Communications - TV	TV Point to Lounge, Family, Bed 1 & Study	•	•	•
Communications - Voice	Telephone Point to Lounge	•	•	•
Communications - Data	Cat 6 Network Point to Lounge, Family, Bed 1 & Study	•	•	•
Communications - Satellite	Dual Connection Satellite Points to Lounge	•	•	•
Broadband	Ultrafast Fibre Connectivity	•	•	•

## EXTERNALS &amp; MISC

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Maintenance	External Tap	•	•	•
Number Plaque	Number Plaque	•	•	•
Footpath & Patio	Grey PCC Flags 450x450x32's	•	•	•
Garages	Light & Power Point to incurtilage Garages ^^	•	•	•
Drives	Bitmac Black ^	•	•	•
Landscaping - Front	Medallion Turf & Landscape Planting ^^	•	•	•
Landscaping - Rear	Rotavated Topsoil ^^	•	•	•

\* fire rated as necessary

\*\* full height around bath where shower provided as standard

\*\*\* at build stage

† where layout allows

†† full height to shower enclosure

††† flow regulator fitted to bath mixer if serving single thermostatic shower &amp; fed via combination boiler

‡ housetype dependent

‡‡ inc soft close mechanism seat on 4 &amp; 5 beds ONLY

‡‡‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

^ plot dependent

^^ plot specific, refer site layout

^^^ refer site landscape layout

# semi recessed basin if AD M4(ii) applicable

## soft close mechanism to doors &amp; drawers

### where provision of shower tray allows

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.