



Specification

Ashberry
Homes

FINISHES

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Loft Hatch	Loft Hatch - Hinged Drop Down * †	•	•	•
Entrance Doors	GRP Insulated Door	•	•	•
Ceilings	Crown White Matt Emulsion	•	•	•
Walls	Crown White Matt Emulsion	•	•	•
Floors	Concrete Ground Floor / Chipboard First Floor	•	•	•
Window Cills	White Satin MDF	•	•	•
Stairs	Timber Stair - White Satin MDF Strings	•	•	•
Balusters	White Satin Turned Balusters	•	•	•
Newel Posts	White Satin Stop Chamfered Newels	•	•	•
Newel Caps	White Satin Flat Top Newel Caps	•	•	•
Handrail	White Satin Heavy Duty Handrail	•	•	•
Skirting	White Satin 94x14 MDF Grooved & Chamfered	•	•	
	White Satin 120x14 MDF Grooved & Chamfered			•
Architrave	White Satin 69x18 MDF Grooved & Chamfered	•	•	•
Internal Doors	White Pre Finished Ladder Internal Doors	•	•	•
Ironmongery	Chrome SZA6021CP Door Furniture	•	•	•

MECHANICAL

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

KITCHEN

Frontals	Bellway Band B options ###	•	•	
	Bellway Band C options ###			•
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
Units	Frontal Matching Table Ends	•	•	
	Unit Framing			•
Worktops	40mm Square Edge Worktops with Upstand	•	•	•
Kitchen Sink	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)			•
Utility Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)		•	
	Leisure Euroline Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)			•
Appliances Oven	Zanussi Single Oven ZOB343X	•	•	
	Zanussi Single Oven ZOHNX3X1			•
Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	•	•	
	Zanussi 4 Burner Gas Hob ZGNN642X & 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	Removable Unit 450 (inc Feed & Waste) ***	•		
	Removable Unit (inc Feed & Waste) ***		•	
	Zanussi Dishwasher ZDLN1511			•
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•

WETROOMS

Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 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 & PL2 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 FRENZY Chrome Bath & Basin Mixer Taps	●	●	
	Bristan HOURGLASS Chrome Bath & Basin Mixer Taps			●
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 & PL2 Flush Plate †††	●	●	
	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 FRENZY Chrome Bath & Basin Mixer Taps	●	●	
	Bristan HOURGLASS 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 ††			●

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- * 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 & fed via combination boiler

- ‡ housetype dependent
- ‡‡ inc soft close mechanism seat
- ‡‡‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ^ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- ^^ plot dependent
- ^^^ plot specific, refer site layout

ELECTRICS

Home Working	Dedicated Power, USB & Data points	●	●	●
Safety - Fire	Optical Smoke Detector LD3 D2 DET	●	●	●
Safety - Carbon	Honeywell XC70 Carbon Monoxide Detector	●	●	●
Consumer Unit	Wylex Consumer Unit	●	●	●
Sockets & Switches	Electrium CASA White Fittings	●	●	●
USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
Shaver/Toothbrush Point	Bathroom ONLY	●	●	●
Lighting	Pendant Fitting to Habitable Rooms	●	●	●
Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
Security - Carbon	Honeywell XC70 Carbon Monoxide Detector	●	●	●
Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●
Communications - Voice	Telephone Point to Living Room	●	●	●
Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●
Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●
Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●

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EXTERNALS & MISC

Maintenance	External Tap	●	●	●
Footpath & Patio	Buff PCC Flags 450x450x32's	●	●	●
Garages	Light & Power Point to incurtilage Garages ^^	●	●	●
Drives	Bitmac Black ^^	●	●	●
Landscaping - Front	Medallion Turf & Landscape Planting #	●	●	●
Landscaping - Rear	Rotovated Topsoil #	●	●	●

- # refer site landscape layout
- ## semi recessed basin if AD M4(ii) applicable
- ### soft close mechanism to doors & drawers
- ~ where provision of shower tray allows

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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

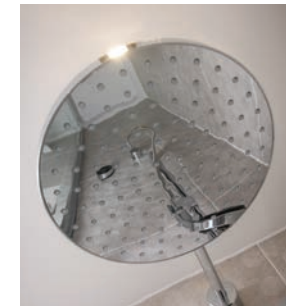
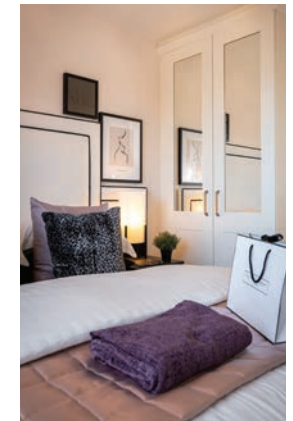
- Intruder alarms
- Security lights

Electrical

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

Miscellaneous

- Turf
- 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.