



















SPECIFICATION OVERVIEW




THORPEBURY, FLECKNEY, BEDFORD, CORBY & OAKHAM – MAY 2024

External			
Tarmacadam Drive with Concrete Edgings	■	■	■
Timber Gate with Bolt and Latch	■	■	■
Turf to Rear	■	■	■
1.8m High Closeboard Fence	■	■	■
Slabs to Front (in accordance with drawing)	■	■	■
Slabs to Side and Rear (in accordance with drawing)	■	■	■
Slabs to Patio Area – (3.0m x 2.4m)	■	■	■
GRP External Doors	■	■	■
Up and Over Garage Door (where applicable)	■	■	■
Joinery & Ironmongery			
Internal Doors – 4 Panel Smooth	■	■	■
Chrome Finished Internal Door Handles	■	■	■
Chrome Finished Ironmongery to Front Door	■	■	■
Plumbing			
Villeroy & Boch sanitary ware	■	■	■
Soft Close WC Seats	■	■	■
Plumbing for washing machine	■	■	■
Plumbing for dishwasher (upgrade option subject to kitchen layout)	■	■	○
Outside cold water tap	■	■	■
Heating/Hot Water			
1, 2 & 3 Bedroom Homes Supplied via Combi Boiler with Electric Shower to En-Suite/ Thermostatic Shower over Bath		See Sales Manager	■
4 & 5 Bedroom Homes Supplied via Condensing Boiler with Pressurised Hot Water Cylinder	■		
Electrical			
Low Energy Downlights to Kitchen	■	■	■
TV Point to Sitting Room	■	■	■
TV Point to Bedroom 1	■	■	■
TV Point to Study	■	■	
TV Point to Family/Breakfast Room	■	■	○
Media Plate to Sitting Room	■	■	■
Double Socket with USB Charger to Kitchen	■	■	■
BT Point (Please refer to Housetype Drawing for position)	■	■	■
HDMI Wiring from Media Plate to TV Point in Sitting Room	■	■	■
External PIR Coach Lantern to Front	■	■	■
External PIR Coach Lantern to Rear	■	○	○
Wiring Only for Rear Light		■	■
Wireless Intruder Alarm	■	○	○
Electric Spur for Optional Fireplace	■	■	■
Shaver Point to Ensuite	■	■	■
Shaver Point to Bathroom (if no Ensuite)			■
Low Energy Downlights to Bathroom & Ensuite(s)	■	■	○
Dome Light Fitting to Bathroom & Ensuite			■
Carbon Monoxide Alarm	■	■	■
Power to Loft	■	■	■

			
Garage Electrical			
1 x Double Socket & 1 Light Fitting to Single and Double Garages (Unless Garage is Remote, or otherwise stated from your Sales Manager)	■	■	■
Wardrobes			
Wardrobe to Bedroom 1	■	■	○
Wardrobe to Bedroom 2	■	○	○
Ceramic Tiling – Porcelanosa			
Bathroom			
Half Tiled Wet Walls (from floor level) and Window Sill	■	■	■
Fully Tiled Shower Recess (where applicable)	■	■	■
Ensuite			
Half Tiled all Wet Walls (from floor level) and Window Sill	■	■	■
Fully Tiled Shower Recess	■	■	■
Cloakroom			
Single Course of Tiles to Wash Hand Basin (dependent on tile size)	■	■	■
Kitchens – Please see Sales Manager for Kitchen Details			
Appliances			
Integrated Stainless Steel Fan Oven + Multifunction Oven, Telescopic Hood, 5-Zone Induction Hob, Fridge/Freezer, Dishwasher	■		
Integrated Stainless Steel Fan Oven + Multifunction Oven, Enclosed Hood, 4-Zone Induction Hob, Fridge/Freezer, Dishwasher		■	
Integrated Stainless Steel Fan Oven, Enclosed Hood, Induction Hob & Microwave			■
Finishings			
Ceiling			
Wet Rooms – Flat Skim Plaster Throughout – White	■	■	■
Non-Wet Rooms – Flat Skim Plaster Throughout – Almond White or White*	■	■	■
Walls			
Wet Rooms – White	■	■	■
Non-Wet Rooms – Almond White or White*	■	■	■

*Speak to your sales manager to confirm

Key to Rose symbols

	Davidsons Gold Rose	Homes over 1501 sq. ft.
	Davidsons Black Rose	Homes over 951 sq. ft. and up to 1500 sq. ft.
	Davidsons Red Rose	Homes up to 950 sq. ft.

This specification of your new home supersedes any other. The working drawing is for reference only.

Key to Specification symbols

■ Standard	□ No Cost Option	○ Upgrade Option
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General Notes

This brochure to be read in conjunction with Working Drawings, Build Release and Planning Layout shown at Reservation.
All Upgrade Options and No Cost Options Subject to Build Stage – Please Check with your Sales Manager.