

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
<b>FINISHES</b>	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 Gloss MDF	●	●	●
	Stairs	Timber Stair - 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	●	●	●	
<b>KITCHEN</b>	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 Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●	●
		Zanussi Single Oven ZOHNX3X1	●	●	●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	●
	Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	●	●	●	
Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	
Appliances Microwave	Zanussi Combination Microwave ZVENM6X1	●	●	●	
Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1	●	●	●	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	●	
	Zanussi Dishwasher ZDLN1511	●	●	●	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	
<b>WET ROOMS</b>	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 OSLO Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure †††	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ^^	●	●	●
		Mira MINIMAL Single 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 *** †††	●	●	●	

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
<b>WET ROOMS</b>	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 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 MINIMAL Single 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 †††	●	●	●	
<b>MECHANICAL</b>	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	●
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb)	●	●	●
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	●	●	●
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOB	●	●	●
	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)	●	●	●	
<b>ELECTRICS</b>	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET ~~~	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH 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 - Kitchen	White Recessed Spot Lights	●	●	●
		Polished Chrome Recessed Spot Lights	●	●	●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	●
		Polished Chrome Recessed Spot Lights	●	●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
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	●	●	●	
<b>EXTERNALS &amp; MISC</b>	Build Method	Masonry #	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●
	Garages	Light & Power Point to incurtilage Garages #	●	●	●
	Drives	Block Pavements ^^	●	●	●
	Landscaping - Front	Medalion Turf & Landscape Planting ##	●	●	●
	Landscaping - Rear	Rotovated Topsoil ##	●	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●	●

\* refer site layout

\*\* fire rated as necessary

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

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

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

‡‡‡ housetype dependent

^ 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

## refer site landscape layout

### semi recessed basin if AD M4(ii) applicable

~ soft close mechanism to doors & drawers

~~ where provision of shower tray allows

~~~ where shown on layouts