

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
FINISHES	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	●	●	●
	Architrave	White Gloss 120x14 MDF Grooved & Chamfered	●	●	●
Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●	
Ironmongery	Chrome SZA4025CP Door Furniture	●	●	●	
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 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 Ceramic Hob & SS Splashback Zanussi Ceramic Hob & SS Splashback	●	●	●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Zanussi Combination Microwave ZVENM6X3	●	●	●
	Appliances Fridge Freezer	Fridge Freezer Space Only Zanussi 70/30 Fridge Freezer ZNFN18ES3	●	●	●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡ Zanussi Dishwasher ZDLN1521	●	●	●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●
WET ROOMS	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 *** †††	●	●	●
	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 †††	●	●	●	

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
MECHANICAL	Hot Water	Air Source Heat Pump & Cylinder	●	●	●
		Panasonic Air Source Heat Pump & UK Cylinder	●	●	●
	Heating	Under Floor Heating Ground Floor / Stelrad Compast LST Radiators First & Second	●	●	●
	Controls	Dual Zoned 3 way Heating Programmer	●	●	●
	Radiators	Stelrad Compact Low Surface Temperature Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom	●	●	●
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●	
ELECTRICS	FV Generation Optimiser	Marlec Solar iBoost ^	●	●	●
	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	Electricum 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 & Bedroom 1	●	●	●	
Communications - Voice	Telephone Point to Living Room	●	●	●	
Communications - Data	Cat 6 Network Point to Living Room & Study	●	●	●	
Broadband	Ultrafast Fibre Connectivity (Openreach, Hyperoptic) ‡‡ Hyperfast Fibre Connectivity (Openreach, Hyperoptic) ‡‡	●	●	●	
EXTERNALS & MISC	Build Method	Masonry ###	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ###	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff Riven PCC Flags 600x600x32's	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ###	●	●	●
	Drives	Bitmac Black ##	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~	●	●	●
	Landscaping - Rear	Rotovated Topsoil ~	●	●	●
	Renewables	Photovoltaic Array ###	●	●	●
	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

‡‡ consult with sales executive for specific development details

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

^ housetype dependent - liaise with sales executive

^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

^^^ kitchen 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

10 year

