

Site Specification

Weavers Fields, Desborough (Private Houses), Postcode: NN14

Private Sale

2CR, Phase: 1

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3 Bedroom Homes

4 Bedroom Homes

3 Bedroom Homes

4 Bedroom Homes

		3 Bedroom Homes	4 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	● ●
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	● ●
	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	● ●
KITCHEN	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 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 ZVENM6X3	● ●
	Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZNLN18F51	● ●
	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 & 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, Box Edge Chrome Trim Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box 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 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 Box Edged Chrome Trim *** ††† 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim *** †††	● ●

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WET ROOMS	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 †††	● ●
MECHANICAL	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ††	● ●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ††† 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim †††	● ●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^ Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (Hob) ^	● ●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	● ●
ELECTRICS	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	● ●
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1	● ●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	● ●
	Home Working	Dedicated Power, USB & Data points	● ●
	Safety - Heat	Heat Detector DET &	● ●
	Smart Home	Google Nest Hub 2nd Generation (GA01892/GB) & Video Doorbell (GWX3T)	● ●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	● ●
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	● ●
	Consumer Unit	Wylex Consumer Unit	● ●
	Sockets & Switches	Electrium CASA White Fittings	● ●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	● ●
	Shaver / Toothbrush Point	Bathroom ONLY Bathroom & Ensuite 1 Only	● ●
EXTERNALS & MISC	Lighting	Pendant Fitting to Habitable Rooms	● ●
	Lighting - Kitchen	White Recessed Spot Lights	● ●
	Lighting - Kitchen Under Unit	1st Fix Wiring Only	● ●
	Lighting - Bathroom & En-Suites	White 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	● ●
	Broadband	Ultrafast Fibre Connectivity Openreach	● ●
	Garages Electrics	Light & Power Point to incurtilage Garages ##	● ●
	Build Method	Masonry ##	● ●
	Maintenance	External Tap	● ●
Number Plaque	Artisan Number Plaque	● ●	
Footpath & Patio	Grey 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	Pod Point 7kw Solo Universal * †	● ●	

* electrical infrastructure upgrade maybe required
 ** fire rated as necessary
 *** full height around bath where shower provided as standard
 † mounting position is plot specific, refer to site layout
 †† 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 - liaise with sales executive
 ^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
 ^^ inc soft close mechanism seat
 ^^ 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