

		2 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	●	●	●
		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	●	●	●	
Wardrobes	Hinged Fitted Wardrobes to Bed 1	●	●	●	
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 Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●
	Appliances Oven	Electrolux Single Oven KOFQH00BX	●	●	●
		Electrolux Single Oven KOFQH40TX	●	●	●
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●	●
		Electrolux 4 Burner Gas Hob KGS6436SX & SS Splashback	●	●	●
Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	
Appliances Microwave	Electrolux Combination Microwave KVLFE46TX	●	●	●	
Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●	
	Electrolux 70/30 Fridge Freezer LNS5LE18S	●	●	●	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	●	
	Electrolux Dishwasher KEAF7200L	●	●	●	
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 Brushed Trim	●	●	●
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed 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 Brushed Trim *** †††	●	●	●
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim *** †††	●	●	●	

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
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 ^	●	●	●	
En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ##	●	●	●	
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim †††	●	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim †††	●	●	●	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	●	●	●
		Ideal LOGIC Boiler & UK Cylinder Elite (HOb) ^^	●	●	●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●
	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	●	●	●	
ELECTRICS	Safety - Heat	Heat Detector APP &&&	●	●	●
	Smart Home	Google Nest Hub 2nd Generation (GA01892/GB) & Video Doorbell (GWX3T)	●	●	●
	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Appleby	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrum CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
		Bathroom & Ensuite 1 Only	●	●	●
	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 (Tri Party install) ††	●	●	●	
EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption	●	●	●
	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 Retractable 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
- ‡‡ 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
- ^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
- ^^^ 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
- ~~ 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

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