



## Paddock Garden Sales Specification

Plot(s)	4&5	1/2/3
Floor Area (ft2)	2271	1695
Bed	5	4
Type	Castleton	Shelley
Garage/Parking	DG	DG

### Key

Standard	S	S
Upgrade	U	U

### Stylish Kitchens

Gallery Range fully fitted kitchen in a choice of Harvard, Alta, New York, & Urban styles with Premium solid backed cabinets which include, soft-close hinges to doors and drawers cornice and framing. Full height tall units	S	S
Choice of 20mm Silestone worktops with matching upstands	S	S
Silestone splashback to match worktops behind hob	S	S
Silestone Overhang Island with integrated flip up socket	S	S
Undermount 1.5 bowl Composite sink with 'Crosswater MPRO' monorise mixer tap	S	S
AEG 'Black Edition' electric Double Oven	S	S
AEG 'Black Edition' built in Integrated Microwave	S	S
AEG 80cm wide 6 zone induction hob 'Hob2Hood Technology'	S	S
AEG 80cm Integrated canopy extractor vented externally 'Hob2Hood Technology'	S	
AEG 90cm Stainless Steel Island Box Hood vented externally 'Hob2Hood Technology'		S
AEG Built in full size fridge	S	S
AEG Built in full size freezer	S	S
AEG Integrated dishwasher	S	S
AEG Integrated winecooler	S	S
Clever Storage Cranked Pull Out Larder-5 Baskets	S	S
Drawer Storage with cutlery tray	S	S
Satin chrome LED downlighters to ceiling in kitchen	S	S
LED lights to underside of wall units as per kitchen layout	S	S
Brushed chrome finish to electrical accessories above worktops only	S	S
Amtico flooring from selected ranges 'early bird offer'	S	S

### Utility

Base units to match kitchen	S	S
Silestone worktops with matching upstands to match kitchen	S	S
Inset 1.0 bowl composite sink with 'Crosswater MPRO'mixer tap	S	S
Space / services for a washing machine and condensing tumble dryer	S	S
Amtico flooring from selected ranges 'early bird offer'	S	S

### Security & Peace of Mind

Anthracite composite front door with high security polished chrome ironmongery, multi-point locking system and cylinder	S	S
Anthracite composite side / rear doors with high security polished chrome ironmongery, multi-point locking system and cylinder	S	S
Deta Contemporary 'down' style outside light to front entrance with dusk till dawn PIR facility	S	S
Deta LED security floodlight above primary bi-fold door/French doors with dusk till dawn PIR facility	S	S
Deta Contemporary 'down' style outside light to remaining external enterances with dusk till dawn PIR facility	S	S
Deta Interconnected smoke detectors to ground and first floor with heat detector to kitchens, all mains powered with	S	S
Security alarm system with PIR detectors protecting all external entrances and garage	S	S



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### Interior Finishes

Stylish oak faced internal doors with half glazed door between hall and kitchen	S	S
Door handles and fittings in a choice of styles	S	S
Contemporary profile 144mm high skirting and 68mm wide architraves painted with white satinwood paint	S	S
Staircase painted in white satinwood, oak handrail and newel posts & caps	S	S
Dulux Matt White emulsion decoration to flat skimmed ceilings	S	S
Dulux Matt White emulsion decoration to all walls	S	S
Fitted Glide Urbano Wardrobes to master bedrooms in a range of colours	S	S
Upgrade bedroom 1 wardrobes or add wardrobes to additional bedrooms shown (as optional on floor plans)	U	U
CorMar Carpet flooring throughout from selected ranges	S	S

### Electrical Fittings and Home Entertainment

BT Openreach full Fibre to the Premise	S	S
Deta Ceiling pendant / baton lights with low energy bulbs to all rooms except where LED downlighters provided	S	S
Deta White electrical accessories, switches and double sockets except above kitchen worktops	S	S
Stainless steel mains shaver socket to bathroom & en-suite	S	S
Power and LED batten light to garage	S	S
Deta Evolo eDock7.4kW Mode 3 Electric Charger	S	S
External double socket to rear	S	S
Primary Media point located to Lounge or Living Area (as per plot specific MEP) - 2x CAT 6 data points, TV aerial, Secondary BT point & Satellite capabilities. Pre-installed cables to allow for Satellite dish to be fitted externally.	S	S
Secondary Media point to Living Area & Bedroom 1 (as per plot specific MEP) - TV Aerial and 1x CAT 6 data point	S	S
Master BT socket & 4no CAT 6 data points to designated router location. CAT 6 data points lead to media point locations.	S	S

### Heating & Insulation

Energy efficient air source heat pump 'Logic Air 8kW monobloc	S	
Energy efficient air source heat pump 'Logic Air 5kW monobloc		S
Energy efficient hot water 'Logic Air DHW pre-plumbed cylinder' 300L	S	
Energy efficient hot water 'Logic Air DHW pre-plumbed cylinder' 250L		S
Zonal piped water underfloor heating to ground floor	S	S
White finish Stelrad Compact radiators with thermostatic control valves to first and second floor rooms except where room thermostat positioned and in wet areas	S	S
Chrome finish ladder radiator to bathroom and en-suites	S	S
Smart controlled Programmable room thermostat	S	S
150mm full filled Cavity wall insulation, 450mm loft and 150mm floor insulation	S	S

### External Features

Contemporary Aluminium Bi-Fold doors with double glazed units. Anthracite frame with satin nickel fittings and locking system	S	S
High performance PVCu windows with double glazed units, white fittings and locks (where permitted)	S	S
Black smooth PVCu fascia and soffit	S	S
Front gardens turfed and landscaped, refer to planning approved planting scheme, rear gardens turfed	S	S
Paths and patio in 450x450mm paving stones, where applicable refer to external works plan	S	S
Hot and Cold feed outside water tap	S	S
2m high close boarded timber fence or wall to side, rear and inter-plot boundaries with timber gate. Boundaries to the perimeter of the site to be existing hedge, fencing - Refer to external works plan	S	S



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### Cloakroom

Crosswater Alo Cloakroom Unit 400 x 220mm Matt White	S	S
Crosswater Wisp Mini Basin Monobloc with Flip Top Basin Wastes - slotted	S	S
Crosswater Libra Back to Wall Toilet & Seat Matt White and concealed cistern with MPRO Flush Plate (Chrome)	S	S
Choice of Porcelanosa ceramic wall tiles, half height to sanitaryware walls	S	S
Satin Chrome LED downlighters to ceiling	S	S
Amtico flooring from selected ranges 'early bird offer'	S	S

### Contemporary Bathrooms - Principal

Glide II furniture , soft close drawer with an integrated handle, 600 Unit with Matt White Basin.	S	S
Glide II furniture , soft close drawer with an integrated handle, 700 Unit with Matt White Basin.	S	S
Crosswater Libra Back to Wall Toilet & Seat Matt White and concealed cistern with MPRO Flush Plate (Chrome)	S	S
Crosswater Kai X Compact Close Coupled Toilet with Cistern & Soft Close Seat	S	S
Crosswater Wisp Basin Monobloc with Flip Top Basin Wastes	S	S
Crosswater Kai X 1800 x 800 double ended bath with thermostatic valve to overflow filler, MPRO Wall Outlet with Hose & Handset Bracket, white bath panel	S	S
Crosswater Kai S 1800 x 800 single ended bath with thermostatic valve to overflow filler,with Central Five Mode Shower Kit, with Design 8 single bath screen, white bath panel	S	S
Square 45mm Stone Resin Shower Tray 900 x 900mm 2-way thermostatic shower valve to 250mm vertical arm fixed shower head and hand held spray on fixed bracket. Hinged shower door to suit opening	S	S
Choice of Porcelanosa ceramic floor tiles.	S	S
Choice of Porcelanosa ceramic wall tiles, full height above bath with shower or to shower enclosure, half height to remaining walls	S	S
Satin Chrome LED downlighters to ceiling	S	S

### En-suite One

Glide II furniture , soft close drawer with an integrated handle, 600 Unit with Matt White Basin.	S	S
Crosswater Wisp Basin Monobloc with Flip Top Basin Wastes	S	S
Crosswater Kai X Compact Close Coupled Toilet with Cistern & Soft Close Seat	S	S
Crosswater Libra Back to Wall Toilet & Seat Matt White and concealed cistern with MPRO Flush Plate (Chrome)	S	S
Rectangular 45mm Stone Resin Shower Tray 1500 x 900mm, 2-way thermostatic shower valve to 250mm vertical arm fixed shower head and hand held spray on fixed bracket. Sliding shower door to suit opening	S	S
Rectangular 45mm Stone Resin Shower Tray 1400 x 900mm, 2-way thermostatic shower valve to 250mm vertical arm fixed shower head and hand held spray on fixed bracket. Sliding shower door to suit opening	S	S
Choice of Porcelanosa ceramic floor tiles.	S	S
Choice of Porcelanosa ceramic wall tiles, full height to shower enclosure, half height to remaining walls	S	S
Satin Chrome LED downlighters to ceiling	S	S

### En-suite Two

Glide II furniture , soft close drawer with an integrated handle, 600 Unit with Matt White Basin.	S	S
Crosswater Wisp Basin Monobloc with Flip Top Basin Wastes	S	S
Crosswater Kai X Compact Close Coupled Toilet with Cistern & Soft Close Seat	S	S
Rectangular 45mm Stone Resin Shower Tray 1500 x 900mm, 2-way thermostatic shower valve to 250mm vertical arm fixed shower head and hand held spray on fixed bracket. Hinged/sliding shower door to suit opening	S	S
Rectangular 45mm Stone Resin Shower Tray 1400 x 900mm, 2-way thermostatic shower valve to 250mm vertical arm fixed shower head and hand held spray on fixed bracket. Hinged/sliding shower door to suit opening	S	S
Choice of Porcelanosa ceramic floor tiles.	S	S
Choice of Porcelanosa ceramic wall tiles, full height to shower enclosure, half height to remaining walls	S	S
Satin Chrome LED downlighters to ceiling	S	S

**There are also a range of optional extras which can be purchased subject to build stage. These extras and their costs can be found on the Rouse Homes Customer Extras List.**

All information correct at time of update. As part of our policy of continuous product development, Rouse Homes reserve the right to modify or alter the specification to a similar or improved specification. This information is for general guidance only and does not form part of a contract.

**All extras and upgrades are at contract trade prices so represent excellent value and you have the convenience of them being installed on moving in day. Customers own tradesmen / equipment will not be permitted in the plot prior to legal completion.**