



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
Glide II furniture , soft close drawer with an integrated handle, 700 Unit with Matt White Basin.	S	
Crosswater Libra Back to Wall Toilet & Seat Matt White and concealed cistern with MPRO Flush Plate (Chrome)		S
Crosswater Kai X Compact Close Coupled Toilet with Cistern & Soft Close Seat	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	
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
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	
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	
Crosswater Libra Back to Wall Toilet & Seat Matt White and concealed cistern with MPRO Flush Plate (Chrome)		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	
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
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	
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
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.