

		1 & 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 SRI00 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 4 Burner Gas Hob ZGNN640X & SS Splashback	•	•	•
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	•	•	•
	Appliances Extractor	Cooker Hood Extractor LFC316X	•	•	•
	Appliances Microwave	Zanussi Microwave ZVENM6X1	•	•	•
	Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	•
		Zanussi 70/30 Fridge Freezer ZNLN18FS1	•	•	•
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	•	•	•
		Zanussi Dishwasher ZDLN1511	•	•	•
	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 EV Thermostatic Shower †††	•	•	•
		Mira MINIMAL EV Thermostatic Shower ###	•	•	•

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	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 EV 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 ††	•	•	•	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	•	•	•
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb)	•	•	•
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	•	•	•
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOB	•	•	•
	Radiators	Steirad Compact Steel Panel Radiators with Grilles	•	•	•
	Towel Warmers	Flat Chrome to Bathroom Only	•	•	•
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	•	•	•	
ELECTRICS	Home Working	Dedicated Power, USB & Data points	•	•	•
	Safety - Heat	Heat Alarm DET ~	•	•	•
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•	•
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	•	•	•
	Consumer Unit	Wylex Consumer Unit	•	•	•
	Sockets & Switches	Electrium CASA White Fittings	•	•	•
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•	•
	Shaver / Toothbrush Point	Bathroom ONLY	•	•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•	•
	Lighting - Kitchen	Polished Chrome Recessed Spot Lights	•	•	•
	Lighting - Bathroom & En-Suites	Polished Chrome 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	•	•	•
Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•	•	
Broadband	Ultrafast Fibre Connectivity Openreach	•	•	•	
EXTERNALS & MISC	Maintenance	External Tap	•	•	•
	Number Plaque	Artisan Number Plaque	•	•	•
	Footpath & Patio	Grey PCC Flags 450x450x32's	•	•	•
	Garages	Light & Power Point to incurtilage Garages ^^	•	•	•
	Drives	Bitmac Black ^	•	•	•
	Landscaping - Front	Medalion Turf & Landscape Planting ^^	•	•	•
	Landscaping - Rear	Rotovated Topsoil ^^	•	•	•

* fire rated as necessary

** full height around bath where shower provided as standard

*** at build stage

† where layout allows

†† full height to shower enclosure

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

‡ housetype dependent

‡† 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