

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
FINISHES	Ceilings	Crown White Matt Emulsion	•	•	•	•
	Loft Hatch	Loft Hatch - Hinged Drop Down * †	•	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•	•
	Floors	Concrete GF ; Chipboard FF	•	•	•	•
	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	•	•	•	•
		Oak Stop Chamfered Newels	•	•	•	•
	Newel Caps	White Gloss Flat Top Newel Caps	•	•	•	•
		Oak Flat Top Newel Caps	•	•	•	•
	Handrail	White Gloss Heavy Duty Handrail	•	•	•	•
		Oak Heavy Duty Handrail	•	•	•	•
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•	•	•
		White Gloss 120x14 MDF Grooved & Chamfered	•	•	•	•
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•	•
	Entrance Doors	GRP Insulated Door	•	•	•	•
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•	•	•
Ironmongery	Chrome SR100 Door Furniture	•	•	•	•	
	Chrome SR700 Door Furniture	•	•	•	•	
Wardrobes	Sliding Fitted Wardrobes to Bed 1	•	•	•	•	
KITCHEN	Frontals	Bellway Band B options #	•	•	•	•
		Bellway Band C options #	•	•	•	•
		Bellway Band D 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 Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•	•
		Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•	•
		Leisure Euroline Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•	•
		Leisure Seattle Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•	•
	Utility Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•	•
		Leisure Euroline Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•	•
		Leisure Seattle Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•	•
	Appliances Oven	Zanussi Single Oven ZOB343X	•	•	•	•
		Zanussi Single Oven ZOB35471XK	•	•	•	•
		ÆG Single Oven BPK642020M	•	•	•	•
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	•	•	•	•
		Zanussi 4 Burner Gas Hob ZGH65411XB & SS Splashback	•	•	•	•
		ÆG 5 Burner Gas Hob HG755450SY & SS Spashback	•	•	•	•
	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•	•	•	•
		ÆG Cooker Hood Extractor DKB4950M	•	•	•	•
	Appliances Extractor (Island)	Cooker Hood Extractor LF1519X ‡	•	•	•	•
		ÆG Cooker Hood Extractor DIE6180HM ‡	•	•	•	•
	Appliances Microwave	Zanussi Microwave ZKK47901XK	•	•	•	•
		ÆG Microwave KMK721000M	•	•	•	•
	Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	•	•
	Zanussi 70/30 Fridge Freezer ZNLN18FS1	•	•	•	•	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1 (2no)	•	•	•	•	
Appliance Dishwasher	Removeable Unit 600 (inc Feed & Waste) ***	•	•	•	•	
	Zanussi Dishwasher ZDLN1511	•	•	•	•	
	Zanussi Dishwasher ZDT21006FA	•	•	•	•	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•	•	
Recycling	None	•	•	•	•	
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, 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 & PL1 Flush Plate ‡‡	•	•	•	•
	Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel	•	•	•	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•	•	
	Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•	•	

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
WET ROOMS	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	•	•	•	•
	Bathroom - Shower	Mira RELATE EV Thermostatic Shower ‡‡‡	•	•	•	•
		Mira RELATE EV Thermostatic Shower ##	•	•	•	•
	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 & PL1 Flush Plate ‡‡	•	•	•	•
	En-Suite - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel ‡	•	•	•	•
	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 RELATE EV Thermostatic Shower †††	•	•	•	•	
	Mira RELATE ERD 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 & ThermaQ Evocyl HW Cylinder (HOB)	•	•	•	•
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	•
	Towel Warmers	Flat Chrome to Bathroom Only	•	•	•	•
		Flat Chrome to Bathroom & En-Suite 1 Only	•	•	•	•
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	•	•	•	•
	ELECTRICS	Home Working	Dedicated Power, USB & Data Points	•	•	•
Safety - Fire		Optical Smoke Detector LD3 D2 DET	•	•	•	•
Safety - Carbon		Honeywell XC70 Carbon Monoxide Detector	•	•	•	•
Safety - Heat		Heat Alarm DET ###	•	•	•	•
Consumer Unit		Wylex Consumer Unit	•	•	•	•
Sockets & Switches		Electrium CASA White Fittings	•	•	•	•
USB Locations		Kitchen, Lounge & Bed 1 ONLY	•	•	•	•
Shaver / Toothbrush Point		Bathroom ONLY	•	•	•	•
Lighting		Pendant Fitting to Habitable Rooms	•	•	•	•
Lighting - Kitchen		White Recessed Spot Lights	•	•	•	•
		Polished Chrome Recessed Spot Lights	•	•	•	•
Lighting - Kitchen Under Unit		High Output Tri-Light	•	•	•	•
Lighting - Bathroom & En-Suites		White Recessed Spot Lights	•	•	•	•
		Polished Chrome Recessed Spot Lights	•	•	•	•
Lighting - External		External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•	•
Communications - TV	TV Point to Lounge, Family, Bed 1 & Study	•	•	•	•	
Communications - Voice	Telephone Point to Lounge	•	•	•	•	
Communications - Data	Cat 6 Network Point to Lounge, Family, Bed 1 & Study	•	•	•	•	
Communications - Satellite	Dual Connection Satellite Points to Lounge	•	•	•	•	
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 beds ONLY
- ‡‡‡ over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling
- ^ plot dependent
- ^^ plot specific, refer site layout
- ^^^ refer site landscape layout
- # soft close mechanism to doors & drawers
- ## where provision of shower tray allows
- ### where shown on layouts