

SAXON HEATH

MARHAM PARK, BURY ST EDMUNDS

SPECIFICATION



		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down * †	●	●	●
	Entrance Doors	GRP Insulated Door	●	●	●
	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 Ladder Internal Doors	●	●	●
	Ironmongery	Chrome SR100 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 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)	●	●	●
Utility Sink		Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	●	●	●
		Leisure Euroline Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	●	●	●
Appliances Oven		Zanussi Single Oven ZOB343X	●	●	●
		Zanussi Single Oven ZOHNX3X1	●	●	●
Appliances Hob		Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	●	●	●
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	●	●	●
Appliances Extractor		Zanussi Cooker Hood Extractor ZHC60156X	●	●	●
Appliances Microwave		Zanussi Microwave ZKK47901XK	●	●	●
Appliances Fridge Freezer		Fridge Freezer Space Only	●	●	●
		Zanussi 70/30 Fridge Freezer ZBB28441SV	●	●	●
Appliance Dishwasher		Removeable Unit 600 (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 MALAGA Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan FRENZY Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan HOURGLASS Chrome Bath & Basin Mixer Taps	●	●	●
	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 ** ††	●	●	●	

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WET ROOMS	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 FRENZY Chrome Bath & Basin Mixer Taps	●	●	
		Bristan HOURGLASS 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 †††	●	●	●
	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)			●
	Controls	Dual Zoned 3 way Heating Programmer	●	●	●
	Radiators	Stelrad 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 - Fire	Optical Smoke Detector LD3 D2 DET	●	●	●
	Safety - Carbon	Honeywell XC70 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	White Recessed Spot Lights	●	●	
		Polished Chrome Recessed Spot Lights			●
	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 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	Buff 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

