

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 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	●	●	●	●
		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	●	●	●	●
	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	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●	●
	Frontals	Bellway Band B options ~~~	●	●	●	●
		Bellway Band C options ~~~	●	●	●	●
		Bellway Band D options ~~~	●	●	●	●
		Bellway Band E options ~~~	●	●	●	●
	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)	●	●	●	●
		Leisure Nimbus 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)	●	●	●	●
		Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●	●
		Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●	●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●	●	●
		Zanussi Single Oven ZOHNX3X1	●	●	●	●
		A E G Single Oven BPK556220M	●	●	●	●
Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	●	●	
	Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	●	●	●	●	
	A E G 5 Burner Gas Hob HGB75420YM & SS Spashback	●	●	●	●	
Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	●	
	A E G Cooker Hood Extractor DKB4950M	●	●	●	●	
Appliances Microwave	Zanussi Combination Microwave ZVENM6X1	●	●	●	●	
	A E G Combination Microwave KMK525800M ††	●	●	●	●	
Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●	●	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1	●	●	●	●	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1 (2no)	●	●	●	●	
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 CLARA 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 CLARA 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 Single Thermostatic Shower #	●	●	●	●
Mira MINIMAL Single 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 CLARA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●	●	

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
WET ROOMS	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal	●	●	●	●
	En-Suite - Bath	Roca OSLO 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 MINIMAL Single Thermostatic Shower ‡‡	●	●	●	●	
	Mira MINIMAL Dual 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	Waste Water Heat Recovery	Waste Water Heat Recovery System ‡‡‡	●	●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	●	●	●
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (Hob) ^	●	●	●	●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●	●
	Towel Warmers	Flat Chrome to Bathroom	●	●	●	●
	Flat Chrome to Bathroom & En-Suite 1	●	●	●	●	
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●	●	
ELECTRICS	Home Working	Dedicated Power, USB & Data points	●	●	●	●
	Safety - Heat	Heat Detector DET &&	●	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ‡‡‡	●	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●	●
	Sockets & Switches	Electrum 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 - 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 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	Build Method	Masonry ###	●	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ###	●	●	●	●
	Maintenance	External Tap	●	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ###	●	●	●	●
	Drives	Bitmac Black ##	●	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~	●	●	●	●
	Landscaping - Rear	Rotovated Topsoil ~	●	●	●	●
Renewables	Photovoltaic Array ###	●	●	●	●	
EV Charging Terminal	Universal Socket 7kW * †	●	●	●	●	

* refer site layout
 ** fire rated as necessary
 *** full height around bath where shower provided as standard
 † electrical infrastructure upgrade maybe required
 †† where layout allows
 ††† full height to shower enclosure
 ‡ at build stage
 ‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
 ‡‡‡ housetype dependent - liaise with sales executive
 ^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
 ^^ inc soft close mechanism seat
 ^^^ 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