

ASHBERRY AT JELlicoe

MORETON

SPECIFICATION



Ashberry
Homes

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down* †	•	•	•
	Entrance Door	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 Chamfered	•	•	•
	Architrave	White Gloss 119x14 MDF Chamfered	•	•	•
		White Gloss 58x14 MDF Chamfered	•	•	•
	Internal Doors	White Gloss 94x14 MDF Chamfered	•	•	•
		White Pre Finished Ladder Moulded Internal Doors	•	•	•
	Ironmongery	Chrome SZA 6021CP Door Furniture	•	•	•
Chrome SZA 6099CP Door Furniture		•	•	•	
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
	Frontals	Ashberry Band B options##	•	•	•
		Ashberry Band C options##	•	•	•
	Units	Frontal Matching Table Ends	•	•	•
		Unit Framing	•	•	•
	Worktops	40mm Square Edge Worktops with Upstand	•	•	•
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & TCAD2 Tap (inc Sink Liner)	•	•	•
		Leisure Eaton Bowl & Half SS Sink & TCAD2 Tap (inc Sink Liner)	•	•	•
		Leisure Aria Bowl & Half SS Sink & TCAD2 Tap (inc Sink Liner)	•	•	•
	Utility Sink	Leisure Eaton Single Bowl SS Sink & TCAD2 Tap (inc Sink Liner)	•	•	•
		Leisure Aria Single Bowl SS Sink & TCAD2 Tap (inc Sink Liner)	•	•	•
	Appliances Oven	Zanussi Single Oven ZOB343X	•	•	•
		Zanussi Single Oven ZOHNX3XI	•	•	•
	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	Removable Unit 600 (inc Feed & Waste)***	•	•	•	
	Zanussi Dishwasher ZDLN1511	•	•	•	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•	
WETROOMS	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 & PL1 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 ASHBERRY Chrome Bath & Basin Mixer Taps	•	•	•
Bristan VERTICO Chrome Bath & Basin Mixer Taps		•	•	•	

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WETROOMS	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 & PL2 Flush Plate##	•	•	•
	En Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal	•	•	•
	En Suite - Brassware	Bristan ASHBERRY Chrome Bath & Basin Mixer Taps	•	•	•
		Bristan VERTICO 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 & ThermoQ Evocyl HW Cylinder (Hob)	•	•	•
	Controls	Dual Zoned 3 way Heating Programmer	•	•	•
	Radiator	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, Data & USB points	•	•	•
	Safety - Fire	Optical Smoke Detector LD3 D2 DET	•	•	•
	Security - Carbon	Honeywell XC70 Carbon Monoxide Detector	•	•	•
	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 - 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	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	Medallion Turf & Landscape Planting^^^	•	•	•
Landscaping - Rear		Rotavated 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
- ‡ housetype dependent
- ## inc soft close mechanism seal on 4 beds only
- ### over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- ††† flow regulator fitted to bath mixer if serving single thermostatic shower and fed via combination boiler
- ^ plot dependent
- ^^ plot specific, refer site layout
- # semi recessed basin if AD M4(ii) applicable
- ## soft close mechanism to doors and drawers
- ### where provision of shower tray allows

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Ashberry will always fit a suitable alternative.

