

			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	Hinged Fitted Wardrobes to Bed 1			*		
	Hinged Fitted Wardrobes to Beds 1 & 2				*	

KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	*	*	*	*
	Frontals	Bellway Band B options	*	*		
		Bellway Band C options			*	
		Bellway Band D options				*
	Units	Frontal Matching Table Ends	*	*		
		Unit Framing			*	*
	Worktops	40mm Square Edge Worktops with upstand	*	*	*	*
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	*			
		Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)		*		
		Leisure Atlanta Bowl & Half SS Sink & Aquaplay Tap (inc Sink Liner)			*	
		Leisure Glendale Bowl & Half SS Sink & Aquaplay Tap (inc Sink Liner)				*
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)		*		
		Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)			*	
		Leisure Nimbus Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)				*
	Appliances Oven	Electrolux Single Oven KOFGH00BX	*	*		
		Electrolux Single Oven KOFGH40TX			*	
		A E G Single Oven BPK556260M				*
	Appliances Hob	Electrolux Induction Hob LIT6043 & Glass Splashback	*	*		
		Electrolux Induction Hob LIT6043 & SS Splashback			*	
		A E G Induction Hob IKE85431FB & SS Splashback				*
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	*	*	*	
		A E G Cooker Hood Extractor DKB4950M (recirculating)				*
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX			*	
		A E G Combination Microwave KMK525860M				*
Appliances Fridge Freezer	Fridge Freezer Space Only	*				
	Electrolux 70/30 Fridge Freezer LNS5LE18S		*	*		
	Electrolux 70/30 Fridge Freezer LNS5LE18S (2no)				*	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡		*			
	Electrolux Dishwasher KEAF7200L			*	*	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	*	*	*	*	

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, Box Edge Brushed Trim	*	*		
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed 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 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 ^	*	*	*	*

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
WET ROOMS	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower #	*	*		
		Mira MINIMAL Single Thermostatic Shower &			*	*
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim *** ††	*	*		
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim *** ††			*	*
	En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL1 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 Single Thermostatic Shower ‡‡	*	*	*	
		Mira MINIMAL Dual Thermostatic Shower				*
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim ††	*	*		
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim ††			*	*

MECHANICAL	Hot Water	Air Source Heat Pump & Cylinder	•	•	•	•
	Heating	Under Floor Heating Ground Floor / Stelrad Compast LST Radiators First & Second	•	•	•	•
	Controls	Dual Zoned 3 way Heating Programmer	•	•	•	•
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1			•	•
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•	•	•

ELECTRICS	Safety - Heat	Heat Detector DET ^^^	*	*	*	*
	Home Working	Dedicated Power, USB & Data points	*	*	*	*
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	*	*	*	*
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	*	*	*	*
	Consumer Unit	Wylex Consumer Unit	*	*	*	*
	Sockets & Switches	Electrum CASA White Fittings	*	*	*	*
	Lighting	Pendant Fitting to Habitable Rooms	*	*	*	*
	Lighting - Kitchen	White Recessed Spot Lights	*	*	*	*
	Lighting - Kitchen Under Unit	1st Fix Wiring Only	*	*	*	*
		High Output Tri-Light				*
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	*	*	*	*
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	*	*	*	*
	Communications - TV	TV Point to Living Room & Bedroom 1	*	*	*	*
	Communications - Data	Cat 6 Network Point to Living Room & Study	*	*	*	*
Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	*	*	*	*	

EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption	*	*	*	*
	Garages Electrics	Light & Power Point to incurtilage Garages ###	*	*	*	*
	Build Method	Masonry ###	*	*	*	*
	Maintenance	1st Fix Plumbing Only	*	*		
		External Tap	*	*	*	*
	Number Plaque	Artisan Number Plaque	*	*	*	*
	Footpath & Patio	Grey PCC Flags 600x600x32's	*	*	*	*
	Garages	Steel Panel Up & Over Canopy Garage Door ###	*	*	*	*
	Drives	Block Paviours ##	*	*	*	*
	Landscaping - Front	Medallion Turf & Landscape Planting ~	*	*	*	*
	Landscaping - Rear	Rotovated Topsoil ~	*	*	*	*
	Renewables	Photovoltaic Array ###	*	*	*	*
EV Charging Terminal	Pod Point 7kw Solo Universal * ↑	*	*	*	*	

* electrical infrastructure upgrade maybe required

** fire rated as necessary

*** full height around bath where shower provided as standard

† mounting position is plot specific, refer to site layout

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ consult with sales executive for specific development details

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

^ housetype dependent - liaise with sales executive

^^ inc soft close mechanism seat

^^^ kitchen 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

== semi recessed basin if AD M4(ii) applicable

== soft close mechanism to doors & drawers

- where provision of shower tray allows