

Kitchens	Units	Bands 1 & 2 with oak effect interiors, all with soft close interiors and drawers	✓
	Handles	Bands 1 & 2	✓
	Worktop Quartz	20mm Band 1 quartz, drainer grooves to suit layout along with 100mm upstand	✓
	Splash Back	90cm quartz splashback	✓
	Lighting	Under cabinet LED lighting	✓
	Tap	Taravo Brushed Nickel Tap	✓
	Sink	Newark 50 Single Bowl Undermount Stainless Steel Sink	✓
	Accessories	Anthracite plastic cutlery tray	✓
	Boiler Housing	Included where boiler is in kitchen - please refer to drawings	✓
Appliances	Oven	2 x Electrolux Single Ovens - KOFGH40TX	✓
	75cm Hob	Electrolux 75cm gas hob - KGS7536X	✓
	Extractor	Electrolux 90 cm chimney hood - LFC319X	✓
	Fridge Freezer	Electrolux 70/30 fridge freezer - LNS5LE18S	✓
	Dishwasher	Electrolux full size dishwasher - KEAF7200L	✓
Utility	Units	Band 1 & 2 with oak effect interiors, all with soft close interiors and drawers	✓
	Handles	Band 1 & 2	✓
	Worktop Laminate with Upstand	25mm laminate, with upstand	✓
	Washing Machine	Space and plumbing only	✓
	Sink	Monaco 10 Stainless Steel Inset Single Bowl Sink *Where applicable	✓
	Tap	Taravo Brushed Nickel Tap *Where applicable	✓
Electrics	Sockets/switches	Click-mode / white plastic to all rooms	✓
	Tv points	Click-mode / white plastic to Lounge only	✓
	External Sockets	Click-mode double socket	✓
	Pendent Lights	6 Inch pendant	✓
	Downlights	Ansell Apriledww 7.3W white	✓
	Spotlights & Sockets to Stores	Spotlight & socket to be included in downstairs stores only	✓
	External Light Front	Black IP44 rectangular outdoor wall light with bevelled glass 8204BK	✓
	Garage Light	Ansell Atled5 5Ft led	✓
	Door Bell	Byron wired bell push brushed nickel	✓
	EV Charging Point Individual	Ohme ePod 7.4kW	✓
	Extractor Fan	Tition ultimate dMEV	✓
	Fibre	Openreach fibre (FFTP)	✓
	Solar PV	As per elevation drawing	✓
	Bollard lighting to Plots	1797 - Faro 5 LED - tall	✓
Heating	Dual Zone heating	All plots to be dual zone	✓
	Fuel	Gas	✓
	Combi Boiler	Ideal Logic ES35kw combi - Hartford	✓
	System Boiler	Ideal Logic System 30 - Roberts, Ermysted & Iris	✓
	Cylinder	Oso cylinder - Roberts, Ermysted & Iris	✓
	Thermostat	Honeywell T4	✓
	Radiators	Stelrad Henrad compact	✓
	Towel Rads	Caliente single towel rail - 9007M Grey Metallic	✓
Woodwork	Stairs	White painted closed string staircase	✓
	Newels	90mm square softwood	✓
	Spindles	32mm	✓
	Risers	MDF	✓
	Treads	MDF or Timber (dependant on supplier)	✓
	Handrail	Loaf style - soft wood with chrome support	✓
	Skirting	18 x 119 Skirting 4mm bevel	✓
	Architrave	3"4mm bevel	✓
	Internal Doors	Oak ely door	✓
	Internal Glazed Doors	Prefinished oak mexicano 6L half glazed - Double doors in Ermysted Lounge only	✓
	Store Doors (Under Stairs)	Flush white painted door	✓
	Ironmongery	Sienna Lever on Round Rose	✓
Windows/Doors & Garage	Material/Colour external and internal	Thin Profile UPVC, Clotted Cream similar to RAL 9001 Outer, white inner	✓
	Trickle Vents	To match window	✓
	Roof Windows	(VELUX) Roof Windows. External frames/flashings will be in the manufacturer's standard finish appropriate to the roof covering and may differ in colour from the property's vertical windows.	✓
	Door Furniture - handles & post box	Cantered Chrome, safety post box	✓
	Lock	3 Point lock enhanced security	✓
	Security Chain	Fitted	✓
	Front Door	Composite pebble grey grained similar to RAL 7032	✓
	Utility/Side Doors	Composite pebble grey grained similar to RAL 7032	✓
	French Doors	To match windows	✓
	Bifold Doors	Aluminium Bifold doors to match windows	✓
	Vision Panel	Clear toughened	✓
	Mastic	Portland stone	✓
	Garage Doors	Black RAL 9005 - Sectional Electric Opening	✓

Roofing/External Wall Finishes	Main Tiles	Dark Grey Concrete Tiles	✓
	Porch Tiles	Dark Grey Concrete Tiles	✓
	Walling	Yorkshire Tumbled Light Weathered Natural Stone	✓
	Paths/Patios	Raj Green Indian stone paving flags	✓
	Drives	Tobermore 50mm block paving slate	✓
	Gutters/Downpipes	Black upvc 100mm - Polypipe half round black	✓
	Meter Boxes	To match windows	✓
	External Tap	15mm Brass	✓
	Gardens Rear	Topsoil & turf	✓
	Gardens Front	As per planning approved landscaping designs	✓
	Bat & Bird Boxes	Woodstone box - please see plot elevation drawing for details	✓
Decoration	Walls	Dulux white emulsion	✓
	Ceilings	Dulux white emulsion	✓
	Skirts/Arch/Doors/Window cills	White gloss	✓
	Stairs	White gloss	✓
	Canopy/door front	Stained	✓
Wall Tiling	Cloakroom	Half tiling to sanitaryware walls	✓
	Bathroom	Half tiling to sanitaryware walls half tiling to bath with brushed chrome trim - Band 1	✓
	Ensuite	Half tiling sanitaryware walls full to shower with brushed chrome trim - Band 1	✓

Sanitaryware Specification

Ermysted
Iris
Roberts
Hartford

W/C	Sink	Instinct Nuance 450mm	✓	✓	✓	✓
	Pedestal	Instinct Nuance Full Pedestal	✓	✓	✓	✓
	Tap	Hansgrohe Logis 70 Slbm	✓	✓	✓	✓
	Toilet	Instinct Nuance with Soft Close				✓
	Toilet	Instinct Nuance Standard Height Rimless Back To Wall Pan	✓	✓	✓	
	Cistern	Instinct Nuance Cistern	✓	✓	✓	
	Concealed Cistern	Instinct Nuance Concealed Cistern				✓
Bathroom	Sink	Instinct Nuance 530mm	✓	✓	✓	✓
	Pedestal	Instinct Nuance Full Pedestal		✓		
	Pedestal	Instinct Nuance Semi Pedestal	✓		✓	✓
	Tap	Hansgrohe Logis 100 Slbm	✓	✓	✓	✓
	Toilet	Instinct Nuance with Soft Close	✓	✓	✓	✓
	Concealed Cistern	Instinct Nuance Concealed Cistern	✓	✓	✓	✓
	Bath	Carron Quantum 5mm Single Ended Bath QS-V34552	✓	✓	✓	✓
	Bath Tap	Monotrou one hole - 71311000	✓	✓	✓	✓
En-suite	Sink	Instinct Nuance 530mm	✓	✓	✓	✓
	Pedestal	Instinct Nuance Semi Pedestal	✓	✓	✓	✓
	Tap	Hansgrohe Logis 100 Slbm	✓	✓	✓	✓
	Toilet	Instinct Nuance Square with Soft Close	✓	✓	✓	✓
	Concealed Cistern	Instinct Nuance Concealed Cistern	✓	✓	✓	✓
	Shower	Hansgrohe Ecosmart 220	✓	✓	✓	✓
	Shower Screen	Instinct 8 Enclosure	✓	✓	✓	✓
	Shower Tray	White Resin Tray	✓	✓	✓	✓
En-suite 2	Sink	Instinct Nuance 530mm			✓	
	Pedestal	Instinct Nuance Full Pedestal			✓	
	Tap	Hansgrohe Logis 100 Slbm			✓	
	Toilet	Instinct Nuance Square with Soft Close			✓	
	Concealed Cistern	Instinct Nuance Concealed Cistern			✓	
	Shower	Hansgrohe Ecosmart 220			✓	
	Shower Screen	Instinct 8 Enclosure			✓	
	Shower Tray	White Resin Tray			✓	