

Home features

Kitchen

	The Cove	The Dune	The Brook	The Gylly	The Rockling	The Tide	The Mor	The Towan	The Waverly	The Lantic
Fully fitted kitchen with laminate worktops and upstands*	●	●	●	●	●	●				
Fully fitted kitchen, premium doors, laminate worktops, under wall unit lighting*							●	●	●	●
Coloured glass splashback behind hob*							●	●	●	●
Breakfast bar	●		●		●	●	●	●	●	●
1.5 bowl composite sink with colour choice*	●	●	●	●	●	●	●	●	●	●
4 zoned ceramic hob	●	●	●	●	●	●				
5 zoned induction hob							●	●	●	●
Integrated stainless steel single oven	●	●	●	●	●	●				
Integrated eye-level stainless steel double oven							●	●	●	●
Angled black glass cooker hood	●	●	●	●	●	●	●	●	●	●
Integrated under counter fridge	●									
Integrated under counter freezer	●									
Integrated fridge / freezer		●	●	●	●	●	●	●	●	●
Integrated dishwasher							●	●	●	●
Plumbing and electrics for a dishwasher		●	●	●	●	●				
Plumbing and electrics for a washing machine	●	●	●	●						

Utility

Laminate worktop, upstand and unit storage*					●	●	●	●	●	●
Single bowl composite sink with colour choice*						●			●	●
Plumbing and electrics for a washing machine					●	●	●	●	●	●
Electrics for a tumble dryer					●	●	●	●	●	●

Bathroom and Ensuite

White sanitaryware with contemporary chrome fittings	●	●	●	●	●	●	●	●	●	●
Chrome thermostatic shower with glass screen over bath	●	●	●	●	●	●	●	●	●	●
Chrome thermostatic shower with slide rail in en-suite			●	●	●	●	●	●	●	●
Full height tiling to bath area, with a choice of tiling from the porcelonsa range*	●	●	●	●	●	●	●	●	●	●
Full height tiling to shower area, with a choice of tiling from porcelonsa range in ensuite*			●	●	●	●	●	●	●	●
Heated towel rail	●	●	●	●	●	●	●	●	●	●

General

10 year build warranty	●	●	●	●	●	●	●	●	●	●
Highly effiicent timber frame	●	●	●	●	●	●	●	●	●	●

Internal Features

Air-source heating system	●	●	●	●	●	●	●	●	●	●
White gloss interior doors with chrome door finishes	●	●	●	●	●	●	●	●	●	●
Timeless white emulsion to walls and smooth white ceilings	●	●	●	●	●	●	●	●	●	●
White gloss woodwork	●	●	●	●	●	●	●	●	●	●

Flooring*

Quality vinyl flooring to kitchen, bathroom	●									
Quality vinyl flooring to kitchen, bathroom, cloakroom		●								
Quality vinyl flooring to kitchen, bathroom, ensuite, cloakroom			●	●						
Quality vinyl flooring to kitchen/dining room, utility, bathroom, ensuite, cloakroom					●					
Quality vinyl flooring to kitchen/dining room, bathroom, ensuite, cloakroom						●				
Karndean flooring to kitchen, utility, hallway, bathroom, ensuite, cloakroom									●	
Karndean flooring to kitchen/dining room, utility, hallway, bathroom, ensuite, cloakroom							●	●		●

Lighting and Electrical

Fibre network to the home	●	●	●	●	●	●	●	●	●	●
Dedicated electrical vehicle charging point	●	●	●	●	●	●	●	●	●	●
USB/USC ports in living room, kitchen and bedrooms	●	●	●	●	●	●	●	●	●	●
LED downlights in kitchen and bathroom	●	●								
LED downlights in kitchen, bathroom and ensuite			●	●		●				
LED downlights in kitchen, utility, bathroom and ensuite					●		●	●	●	●
Multigrid appliance switch in the kitchen	●	●	●	●	●	●	●	●	●	●
Multimedia socket in the living room	●	●	●	●	●	●	●	●	●	●
Electric power and lighting to double garage										●

External Features

uPVC anthracite grey double glazed windows	●	●	●	●	●	●	●	●	●	●
Patio and walkways	●	●	●	●	●	●	●	●	●	●
Front external lighting	●	●	●	●	●	●	●	●	●	●
Rear external lighting							●	●	●	●
Rear garden boundary treatments (refer to plans)	●	●	●	●	●	●	●	●	●	●
External tap	●	●	●	●	●	●	●	●	●	●

*Choices and upgrades are subject to stage of construction. Please speak to a sales advisor for more information. Specifications may change depending on house type and are subject to availability and product supply.