

INCLUSIVE SPECIFICATION

ALL OUR HOMES ARE BUILT TO CODE 4 SPECIFICATION

		Bilsdale	Birkdale	Nidderdale	Swaledale	Cowesby	Farndale	Bransdale	Coverdale	Whorlton	Littondale	Ravensworth	Spaunton	Gillamoor	
Kitchen	Choice of 40mm postformed work surface and 100mm upstand (subject to stage of construction)	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Sheraton 18mm carcasses with a choice of fitted kitchen from a select range by Omega Kitchens	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Soft closers to all unit doors and drawers	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Bosch Stainless Steel electric single oven/Bosch Stainless steel 4 burner gas hob/Bosch stainless steel extractor chimney hood or Stainless Steel/glass island hood (subject to kitchen layout)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Stainless steel hob splash back			●	●	●	●	●	●	●	●		●	●	
	Integrated fridge/freezer	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Plumbing for washing machine	●	●	●	●	●	●								
	Plumbing for dishwasher	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Shock Neptune 1.5 bowl sink with drainer in a choice of colour (subject to build stage)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Cox Fountain Tower Tap	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Under wall unit lighting	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	Chrome electric sockets	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome recessed low energy down lighters to ceiling	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Utility (where applicable)	Plumbing for washing machine							●	●	●	●	●	●	●	
	Chrome recessed low energy down lighters to ceiling							●	●	●	●	●	●	●	
	Choice of 40mm postformed work surface and 100mm upstand (subject to stage of construction)							●	●	●	●	●	●	●	
	Sheraton 18mm carcasses with a choice of fitted kitchen from a select range by Omega Kitchens (subject to stage of construction)							●	●	●	●	●	●	●	●
	Soft closers to all unit doors and drawers							●	●	●	●	●	●	●	●
	Shock Neptune 1.5 bowl sink with drainer in a choice of colour (subject to stage of construction)													●	
Main Bathroom	Cox Fountain Tower Tap												●		
	Villeroy & Boch white contemporary sanitary ware with Hansgrohe chrome taps	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Heated chrome towel rail	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Chrome Hansgrohe thermostatic bath/shower mixer	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Simpson Showers Supreme Deluxe bath screen - silver/clear	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Chrome recessed low energy down lighters to ceiling	●	●	●	●	●	●	●	●	●	●	●	●	●	
En-suite	Choice of Porcelanosa wall tiles	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Villeroy & Boch white contemporary sanitary ware with Hansgrohe chrome taps			●	●	●	●	●	●	●	●	●	●	●	
	Chrome Hansgrohe thermostatic shower			●	●	●	●	●	●	●	●	●	●	●	
	White Zammori shower tray with Chrome/Clear Sommer sliding door			●	●	●	●	●	●	●	●	●	●	●	
	Heated chrome towel rail			●	●	●	●	●	●	●	●	●	●	●	
	Chrome recessed low energy down lighters to ceiling			●	●	●	●	●	●	●	●	●	●	●	
Choice of Porcelanosa wall tiles			●	●	●	●	●	●	●	●	●	●	●		

Sales Centre open Thursday to Monday 10am - 5pm

 **0844 453 5502**

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Please note:

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		Bilsdale	Birkdale	Nidderdale	Swaledale	Cowesby	Farndale	Bransdale	Coverdale	Whorlton	Littondale	Ravensworth	Spaunton	Gillamoore
Cloakroom	Villeroy & Boch white contemporary sanitary ware with Hansgrohe chrome taps			●	●	●	●	●	●	●	●	●	●	●
	Choice of Porcelanosa wall tiles			●	●	●	●	●	●	●	●	●	●	●
Heating	Gas central heating	●	●	●	●	●	●	●	●	●	●	●	●	●
	Thermostatically controlled radiator valves to all main rooms	●	●	●	●	●	●	●	●	●	●	●	●	●
	2 zone heating system (upstairs & downstairs controlled independently)			●	●	●	●	●	●	●	●	●	●	●
Electrical	Recessed chrome low energy downlighters to kitchen/bathroom/en-suite/hallway (where applicable)	●	●	●	●	●	●	●	●	●	●	●	●	●
	External lights to front and rear			●	●	●	●	●	●	●	●	●	●	●
	TV point to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●
	Network socket to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●
	TV point to master bedroom	●	●	●	●	●	●	●	●	●	●	●	●	●
	Telephone point to lounge	●	●	●	●	●	●	●	●	●	●	●	●	●
	Telephone point to master bedroom	●	●	●	●	●	●	●	●	●	●	●	●	●
	Under wall unit lighting to kitchen	●	●	●	●	●	●	●	●	●	●	●	●	●
	Electrical socket for optional fire/surround	●	●			●	●	●	●	●	●	●	●	●
	Wiring/fused spur for intruder alarm	●	●	●	●	●	●	●	●	●	●	●	●	●
	Smoke detectors	●	●	●	●	●	●	●	●	●	●	●	●	●
	Carbon Monoxide detector	●	●	●	●	●	●	●	●	●	●	●	●	●
	Mains powered illuminated door bell to front entrance	●	●	●	●	●	●	●	●	●	●	●	●	●
	Fibre optics	●	●	●	●	●	●	●	●	●	●	●	●	●
	Photo Voltaic panels	●	●	●	●	●	●	●	●	●	●	●	●	●
Internal & External Windows & Doors	All external windows & doors fully comply with Secure by Design	●	●	●	●	●	●	●	●	●	●	●	●	●
	White PVCu double glazed windows	●	●	●	●	●	●	●	●	●	●	●	●	●
	French doors where applicable			●	●	●	●	●	●	●	●	●	●	●
	Composite external doors with chrome ironmongery	●	●	●	●	●	●	●	●	●	●	●	●	●
Decoration	American Oak Veneer internal doors complete with chrome handles	●	●	●	●	●	●	●	●	●	●	●	●	●
	Ceilings smooth skimmed finish in white matt emulsion	●	●	●	●	●	●	●	●	●	●	●	●	●
	Walls emulsioned in Gardenia finish	●	●	●	●	●	●	●	●	●	●	●	●	●
	White gloss painted internal woodwork	●	●	●	●	●	●	●	●	●	●	●	●	●
Ceramic Wall Tiles	Porcelanosa Tiles (See sales adviser for further details)	●	●	●	●	●	●	●	●	●	●	●	●	●
	Family bathroom: fully tiled around bath & half tiled to other areas	●	●	●	●	●	●	●	●	●	●	●	●	●
	En-suite: fully tiled within shower area & half tiled to other areas			●	●	●	●	●	●	●	●	●	●	●
	Cloakroom: tiled splashback over sink			●	●	●	●	●	●	●	●	●	●	●
Gardens/Drives	Patio paved area in buff slabs where applicable			●	●	●	●	●	●	●	●	●	●	●
	Secure boundary fencing - refer to landscaping drawing			●	●	●	●	●	●	●	●	●	●	●
	Gate to rear garden			●	●	●	●	●	●	●	●	●	●	●
	Turf and shrubs to front garden - refer to landscaping drawing			●	●	●	●	●	●	●	●	●	●	●
	Turf to rear garden - refer to landscaping drawing			●	●	●	●	●	●	●	●	●	●	●
	Tarmac drives - ask sales adviser for details			●	●	●	●	●	●	●	●	●	●	●
	External garden tap			●	●	●	●	●	●	●	●	●	●	●
	Water butt			●	●	●	●	●	●	●	●	●	●	●
Compost bin			●	●	●	●	●	●	●	●	●	●	●	

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