



Specifications

What's included
when you buy with us



	The Grafham	The Stanwick	The Welland	The Cherwell	The Kinewell	The Nene	The Tove	The Ouse	The Leam	The Avon
	5 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	2 BEDROOMS
KITCHEN										
Eton units with square-edge worktop	●	●	●	●	●	●	●	●	●	●
Soho handleless units with square-edge worktop	●	●	●	●	●	●	●	●	●	●
Luxury vinyl flooring	●	●	●	●	●	●	●	●	●	●
Karndean luxury vinyl flooring	●	●	●	●	●	●	●	●	●	●
Double electric oven	●	●	●	●						
Single electric oven					●	●	●	●	●	●
Ceramic hob with extractor and hood	●	●	●	●	●	●	●	●	●	●
Integrated fridge/freezer	●	●	●	●	●	●	●	●	●	●
Integrated dishwasher	●	●	●	●	●	●	●	●	●	●
Space for washing machine & dryer	●	●	●	●	●	●	●	●	●	●
Albion 1.5 bowl stainless steel sink	●	●	●	●	●	●	●	●	●	●
Carron Phoenix 1.5 bowl sink	●	●	●	●	●	●	●	●	●	●
Chrome mixer tap	●	●	●	●	●	●	●	●	●	●
Upstand to match worktop	●	●	●	●	●	●	●	●	●	●
UTILITY ROOM										
Eton units with square-edge worktop	●	●	●	●	●	●	●	●	●	●
Upstand to match worktop	●	●	●	●	●	●	●	●	●	●
Albion 1.5 bowl stainless steel sink	●	●	●	●	●	●	●	●	●	●
Chrome mixer tap	●	●	●	●	●	●	●	●	●	●
Space for washing machine & dryer	●	●	●	●	●	●	●	●	●	●
Luxury vinyl flooring	●	●	●	●	●	●	●	●	●	●
Karndean luxury vinyl flooring	●	●	●	●	●	●	●	●	●	●
BATHROOM										
Roca Debba and Seville sanitaryware with back-to-wall WC	●	●	●	●	●	●	●	●	●	●
Roca Victoria shower over bath with rainfall head	●	●	●	●	●	●	●	●	●	●
Roca L20 chrome taps	●	●	●	●	●	●	●	●	●	●
Roman glazed folding bath screen	●	●	●	●	●	●	●	●	●	●
Roca Victoria vanity unit with soft-close drawers	●	●	●	●	●	●	●	●	●	●
Heated chrome towel rail	●	●	●	●	●	●	●	●	●	●
Full height ceramic wall tiles round bath and shower and window cills; half height elsewhere	●	●	●	●	●	●	●	●	●	●

● Included as standard ● Extra cost option ● Varies by house type

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	5 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	2 BEDROOMS
ELECTRICAL FITTINGS										
Media plate in living room	●	●	●	●	●	●	●	●	●	●
USB charging port	●	●	●	●	●	●	●	●	●	●
White light switches and sockets	●	●	●	●	●	●	●	●	●	●
Chrome/gloss switches and sockets	●	●	●	●	●	●	●	●	●	●
Under-unit lighting	●	●	●	●	●	●	●	●	●	●
LED downlighters in wet areas	●	●	●	●	●	●	●	●	●	●
Chrome doorbell	●	●	●	●	●	●	●	●	●	●
INTERNAL FEATURES										
Suffolk Grain moulded internal doors	●	●	●	●	●	●	●	●	●	●
Solid oak internal doors	●	●	●	●	●	●	●	●	●	●
Chrome furniture to internal doors	●	●	●	●	●	●	●	●	●	●
Walls and ceilings painted in white emulsion	●	●	●	●	●	●	●	●	●	●
Softwood staircase with oak handrail	●	●	●	●	●	●	●	●	●	●
EXTERNAL FEATURES										
Double glazed UPVC front door in choice of colour	●	●	●	●	●	●	●	●	●	●
Double glazed UPVC side/rear door in white	●	●	●	●	●	●	●	●	●	●
Double glazed UPVC patio doors in white	●	●	●	●	●	●	●	●	●	●
Chrome furniture to external doors	●	●	●	●	●	●	●	●	●	●
Double glazed UPVC windows in white	●	●	●	●	●	●	●	●	●	●
UPVC fascias in white	●	●	●	●	●	●	●	●	●	●
UPVC guttering in black	●	●	●	●	●	●	●	●	●	●
Sensor-operated lighting outside front door	●	●	●	●	●	●	●	●	●	●
Sensor-operated lighting outside patio door	●	●	●	●	●	●	●	●	●	●
Front path paved in Marshall Buff Riven	●	●	●	●	●	●	●	●	●	●
Patio paved in Marshall Buff Riven	●	●	●	●	●	●	●	●	●	●
Drive block paved in Marshall Brindle/Charcoal	●	●	●	●	●	●	●	●	●	●
Turf laid in front and rear garden	●	●	●	●	●	●	●	●	●	●
External tap	●	●	●	●	●	●	●	●	●	●
External power point	●	●	●	●	●	●	●	●	●	●