



Specifications

What's included
when you buy at Bosworth Grange



	The Rowan	The Whitebeam	The Willow	The Hawthorn	The Alder	The Hornbeam	The Buckthorn
KITCHEN & DINING/FAMILY ROOM	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	4 BEDROOMS	4 BEDROOMS
Extensive choice of fitted units with laminate worktops *	●	●	●	●	●	●	●
30mm quartz worktop upgrade, with matching upstand, under-slung sink and pull-out tap	●	●	●	●	●	●	●
Vinyl flooring in a choice of colours and styles	●	●	●	●	●	●	●
Karndean luxury vinyl flooring from the Style range *	●	●	●	●	●	●	●
Neue single electric oven **	●	●	●	●	●		
Bosch double electric oven **	●	●	●	●	●	●	●
Neue electric hob **	●	●	●	●	●		
Bosch electric hob **	●	●	●	●	●	●	●
Stainless steel cooker hood **	●	●	●	●	●	●	●
Bosch stainless steel cooker hood **	●	●	●	●	●	●	●
Neue integrated fridge/freezer **	●	●	●	●	●	●	●
Bosch integrated fridge/freezer **	●	●	●	●	●	●	●
Neue integrated dishwasher **	●	●	●	●	●	●	●
Bosch integrated dishwasher **	●	●	●	●	●	●	●
Space for washing machine	●		●	●	●		
1.5 bowl stainless steel sink	●	●	●	●	●	●	●
Carron Phoenix 1.5 bowl sink	●	●	●	●	●	●	●
Chrome mixer taps	●	●	●	●	●	●	●
Under pelmet lighting	●	●	●	●	●	●	●
Upstand to match worktop *	●	●	●	●	●	●	●
Alu-splash acrylic splashback	●	●	●	●	●	●	●
UTILITY ROOM							
Extensive choice of fitted units with laminate worktops *	●	●	●	●	●	●	●
Upstand to match worktop *	●	●	●	●	●	●	●
1.5 bowl stainless steel sink	●	●	●	●	●	●	●
Chrome mixer taps	●	●	●	●	●	●	●
Space for washing machine & dryer where layout allows		●				●	●
Vinyl flooring in a choice of colours and styles	●	●	●	●	●	●	●
Karndean luxury vinyl flooring from the Style range *	●	●	●	●	●	●	●
BATHROOM							
Roca Debba sanitaryware in white	●	●	●	●	●	●	●
Roca Victoria shower over bath with drench head	●	●	●	●	●	●	●
Roca L20 chrome taps	●	●	●	●	●	●	●
Glazed folding bath screen	●	●	●	●	●	●	●

	The Rowan	The Whitebeam	The Willow	The Hawthorn	The Alder	The Hornbeam	The Buckthorn
BATHROOM Continued	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	4 BEDROOMS	4 BEDROOMS
Roca Victoria-N vanity unit and basin with soft-close drawers in a choice of colours *	●	●	●	●	●	●	●
Heated chrome towel rail	●	●	●	●	●	●	●
Full height ceramic wall tiles to bath areas and shower enclosures, half height ceramic tiles to all walls with sanitaryware and ceramic tiled window cill *	●	●	●	●	●	●	●
Full height ceramic wall tiling to all walls *	●	●	●	●	●	●	●
Vinyl flooring in a choice of colours and styles	●	●	●	●	●	●	●
Karndean luxury vinyl flooring from the Style range *	●	●	●	●	●	●	●
ENSUITE							
Roca Debba sanitaryware in white	●	●	●	●	●	●	●
Roca Victoria shower with drench head	●	●	●	●	●	●	●
Roca L20 chrome taps	●	●	●	●	●	●	●
Glazed shower screen	●	●	●	●	●	●	●
Heated chrome towel rail	●	●	●	●	●	●	●
Full height ceramic wall tiles to bath areas and shower enclosures, half height ceramic tiles to all walls with sanitaryware and ceramic tiled window cill *	●	●	●	●	●	●	●
Full height ceramic wall tiling to all walls *	●	●	●	●	●	●	●
Vinyl flooring in a choice of colours and styles *	●	●	●	●	●	●	●
Karndean luxury vinyl flooring from the Style range *	●	●	●	●	●	●	●
CLOAKROOM							
Roca Debba sanitaryware in white	●	●	●	●	●	●	●
Roca L20 chrome taps	●	●	●	●	●	●	●
Ceramic tile splashback *	●	●	●	●	●	●	●
Half height ceramic wall tiling to all walls *	●	●	●	●	●	●	●
Vinyl flooring in a choice of colours and styles *	●	●	●	●	●	●	●
Karndean luxury vinyl flooring from the Style range *	●	●	●	●	●	●	●
HEATING AND HOT WATER							
Single-zone thermostat	●	●	●	●	●	●	●
Dual-zone thermostat						●	●
Combination boiler	●	●	●	●	●	●	●
System heating design						●	●
Smoke/fire detector	●	●	●	●	●	●	●
Carbon monoxide detector	●	●	●	●	●	●	●

● Included as standard ● Extra cost option * Choice is dependent on stage of construction ** Appliance upgrades are available; please discuss with our sales team. Appliances are offered with a 2-year guarantee

	The Rowan	The Whitebeam	The Willow	The Hawthorn	The Alder	The Hornbeam	The Buckthorn
	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	4 BEDROOMS	4 BEDROOMS
ELECTRICAL FITTINGS							
Media plate in living room and family room	●	●	●	●	●	●	●
USB charging ports in kitchen and master bedroom	●	●	●	●	●	●	●
White switches and sockets	●	●	●	●	●	●	●
Chrome switches and sockets	●	●	●	●	●	●	●
LED downlighters in wet areas	●	●	●	●	●	●	●
Chrome doorbell	●	●	●	●	●	●	●
Intruder alarm	●	●	●	●	●	●	●
Wiring only for future installation of electric vehicle charger	●	●	●	●	●	●	●
INTERNAL FEATURES							
Suffolk grain, moulded, white internal doors	●	●	●	●	●	●	●
Solid oak internal doors	●	●	●	●	●	●	●
Chrome furniture to internal doors	●	●	●	●	●	●	●
Walls and ceilings painted white	●	●	●	●	●	●	●
Woodwork painted in white gloss	●	●	●	●	●	●	●
EXTERNAL FEATURES							
High quality UPVC windows and doors with energy efficient, low emissivity glass	●	●	●	●	●	●	●
Chrome furniture to external doors	●	●	●	●	●	●	●
Up-and-over manual garage door where applicable in plot-specific colour	●	●	●	●	●	●	●
Sensor-operated lighting outside front door	●	●	●	●	●	●	●
Sensor-operated lighting outside patio door	●	●	●	●	●	●	●
Front path paved in Marshall Buff Riven	●	●	●	●	●	●	●
Patio paved with Marshall Buff Riven	●	●	●	●	●	●	●
Turf laid to rear garden	●	●	●	●	●	●	●
External tap and power point to rear garden	●	●	●	●	●	●	●