



PHASE 2

Specifications

What's included
when you buy with us



	The Avon	The Leam	The Ouse	The Tove	The Cherwell
	2 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	4 BEDROOMS
KITCHEN					
Choice of fitted units from the 'Eton' or 'Oxford' range, choice of handle and laminate worktop in a range of styles and colours with matching upstand	●	●	●	●	●
Upgrade to the handleless Soho range with laminate worktop in a range of styles and colours , upstand to match, includes utility where applicable	●	●	●	●	●
Upgrade to a 30mm quartz worktop, with matching upstand, stainless steel underslung sink and pull out tap in kitchen	●	●	●	●	●
Vinyl flooring in a range of colours and styles	●	●	●	●	●
Upgrade to Kardean luxury vinyl flooring, choices available from their 'Style' range	●	●	●	●	●
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	●	●	●	●	●
Upgrade to a Carron Phoenix 1.5 bowl stainless steel sink	●	●	●	●	●
Chrome mixer tap	●	●	●	●	●
Upstand to match worktop	●	●	●	●	●
UTILITY ROOM					
Choice of fitted units from the 'Eton' or 'Oxford' range, choice of handle and laminate worktop in a range of styles and colours with matching upstand				●	●
Upgrade options available - See 'Kitchen'. Please note sink and tap will remain as standard specification for the worktop upgrade to the utility				●	●
Albion stainless steel sink				●	●
Chrome mixer tap				●	●
Space for washing machine & dryer				●	●
Vinyl flooring in a range of colours and styles				●	●
Upgrade to Kardean luxury vinyl flooring, choices available from their 'Style' range				●	●
BATHROOM					
Roca white gloss vanity unit and basin, Roca back to wall WC with soft close seat & Roca bath with matching bath panel	●	●	●	●	●
Roca shower over bath with rainfall head	●	●	●	●	●
Roca 'L20' chrome mixer tap to basin and bath	●	●	●	●	●
Clear glazed bath screen	●	●	●	●	●

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BATHROOM Continued	2 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	4 BEDROOMS
Heated chrome towel rail	●	●	●	●	●
Full height ceramic wall tiles to bath surround and shower enclosures, tiled window cill and splashback to basin	●	●	●	●	●
Upgrade to half height tiling to remaining areas	●	●	●	●	●
Vinyl flooring in a range of colours and styles	●	●	●	●	●
Upgrade to Karndean luxury vinyl flooring, choices available from their 'Style' range	●	●	●	●	●
ENSUITE					
Roca white gloss vanity unit and basin, Roca WC with soft close seat & 4 upstand shower tray to shower enclosure	●	●	●	●	●
Roca shower with rainfall head	●	●	●	●	●
Roca 'L20' chrome mixer tap to basin	●	●	●	●	●
Clear glazed shower enclosure to suit ensuite layout	●	●	●	●	●
Heated chrome towel rail	●	●	●	●	●
Full height ceramic wall tiles to bath surround and shower enclosures, tiled window cill and splashback to basin	●	●	●	●	●
Upgrade to half height tiling to remaining areas	●	●	●	●	●
Vinyl flooring in a range of colours and styles	●	●	●	●	●
Upgrade to Karndean luxury vinyl flooring, choices available from their 'Style' range	●	●	●	●	●
CLOAKROOM					
Roca mini basin with gloss white vanity unit & Roca WC with soft close seat	●	●	●	●	●
Roca 'L20' chrome mixer tap	●	●	●	●	●
Ceramic wall tile splashback to basin	●	●	●	●	●
Upgrade to half height tiling to all walls	●	●	●	●	●
Vinyl flooring in a range of colours and styles	●	●	●	●	●
Upgrade to Karndean luxury vinyl flooring, choices available from their 'Style' range	●	●	●	●	●
HEATING AND HOT WATER					
Dual-zone thermostat					●
Single-zone thermostat	●	●	●	●	
Combination boiler	●	●	●	●	
System boiler with hot water cylinder					●
Smoke/fire detector	●	●	●	●	●
Carbon monoxide detector	●	●	●	●	●

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ELECTRICAL FITTINGS					
Media plate in living room	●	●	●	●	●
USB charging port	●	●	●	●	●
White light switches and sockets	●	●	●	●	●
Upgrade to chrome switches & sockets	●	●	●	●	●
Upgrade to under unit lighting in kitchen	●	●	●	●	●
LED downlighters in wet areas	●	●	●	●	●
Chrome doorbell	●	●	●	●	●
INTERNAL FEATURES					
'Suffolk grain' style, moulded internal door	●	●	●	●	●
Upgrade to solid oak internal doors	●	●	●	●	●
Chrome furniture to internal doors	●	●	●	●	●
Walls & ceiling painted white	●	●	●	●	●
Softwood staircase with white hardwood handrail	●	●	●	●	●
EXTERNAL FEATURES					
Double glazed UPVC front door	●	●	●	●	●
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	●	●	●	●	●
Paved front path	●	●	●	●	●
Paved rear patio paved	●	●	●	●	●
Drive areas block paved with Marshall pavours in brindle/charcoal	●	●	●	●	●
Turf laid to front and rear garden, with front landscaping to suit approved planning drawings	●	●	●	●	●
External tap to rear of property	●	●	●	●	●
External power point to rear of property	●	●	●	●	●