

Key features:



Freestanding furniture in the lounge



Integrated appliances



Lots of natural light



Full-size bath

KEY: ☒ = Standard, O = Optional Extra, L = Lifestyle Pack, X = Not Available

INTERIOR	40x20 2 Bed
Beadless internal wallboards & MDF tongue and groove fluted ceiling	✓
Fluted privacy glass (in entrance doors, bathrooms windows, glazed internal doors* and apex window)	✓
Commercially rated carpet to bedrooms	✓
Vinyl click flooring to bathrooms, hall, kitchen & lounge	✓
Black matt switches and sockets with USB*	✓
Trace heating	✓
Gas condensing combi boiler with thermostatic radiators	✓
KITCHEN / DINING AREA	
Integrated branded appliances (integrated dishwasher, fridge/freezer & microwave)	✓
5 ring gas hob, electric oven and grill with with integrated cooker hood	✓
Induction hob	●
Glass splashback	✓
Deep 1 bowl sink with black matt swivel tap	✓
3-in-1 Black matt boiling tap	●
Freestanding wine cooler	✓
Replace electric oven with gas oven	●
Handless kitchen units with domestic soft close doors drawers	✓
Integrated 3 compartment cupboard bin	✓
Velux window	✓
Venetian blind to kitchen and dining windows	✓
Luxurious freestanding dining table with fixed scatter back storage seating and wishbone style dining chairs	✓
Feature lighting to breakfast bar and dining area	✓
Marble effect breakfast bar with two industrial style bar stools	✓
Bi-fold alfresco window to dining area	✓
Vertical graphite feature radiator	✓
HALLWAY / UTILITY	
Washing machine space and connections	✓
Freestanding / Integrated washing machine or integrated washer/dryer	●
Stainless steel sink with marble effect worktop	✓
Full length window to utility	✓
Single entrance door	●
Desk area with drawers and matt black USB double socket	✓
Concealed tall lockable storage to replace desk area	●

LOUNGE

Freestanding 3 seater boucle fabric sofa with two accent tan armchairs	✓
Air bed with electric pump	✓
High level TV space and low level storage with ambient LED strip light	✓
Wall mounted TV bracket for 32" up to 50" (supplied to fit)	●
Sky/TV connection with electrical socket	✓
Contemporary log effect electric inset fire with remote control and 7 colour options	✓
Front aspect corner windows with unique curtain wave track and embroidered fabric	✓
Freestanding nest of modern coffee tables and side table	✓
80cm round wall mirror	✓
Venetian blind	✓
Faux fur scatter cushions	✓

MASTER BEDROOM

Stylish black metal frame king size bed with Snoove mattress	✓
Hypnos mattress upgrade	●
Reclaimed timber freestanding bedside tables, with industrial style lamps	✓
Reclaimed timber freestanding dressing table with upholstered tub stool and 80cm round mirror	✓
Room darkening lined curtains and roman blinds	✓
Shaker style sliding wardrobe doors with storage to either side of concealed entrance to ensuite	✓
Velux window with blackout blind	●
TV aerial connection & socket	✓
Fixed full length window	✓
Replace fixed full length windows with french doors	●
Deluxe bedding pack	✓
Matt black switches and sockets with USB	✓

MASTER EN-SUITE

Extractor fan	✓
Back to wall toilet with dual flush in designed vanity	✓
Domestic 1700mm curved bath, with black matt mixer tap	✓
Shower to replace bath	✗
Sit-on ceramic basin with feature demisting bluetooth speaker mirror	✓
Feature black ladder towel radiator	✓
Venetian blinds	✓
Shaver socket	✓

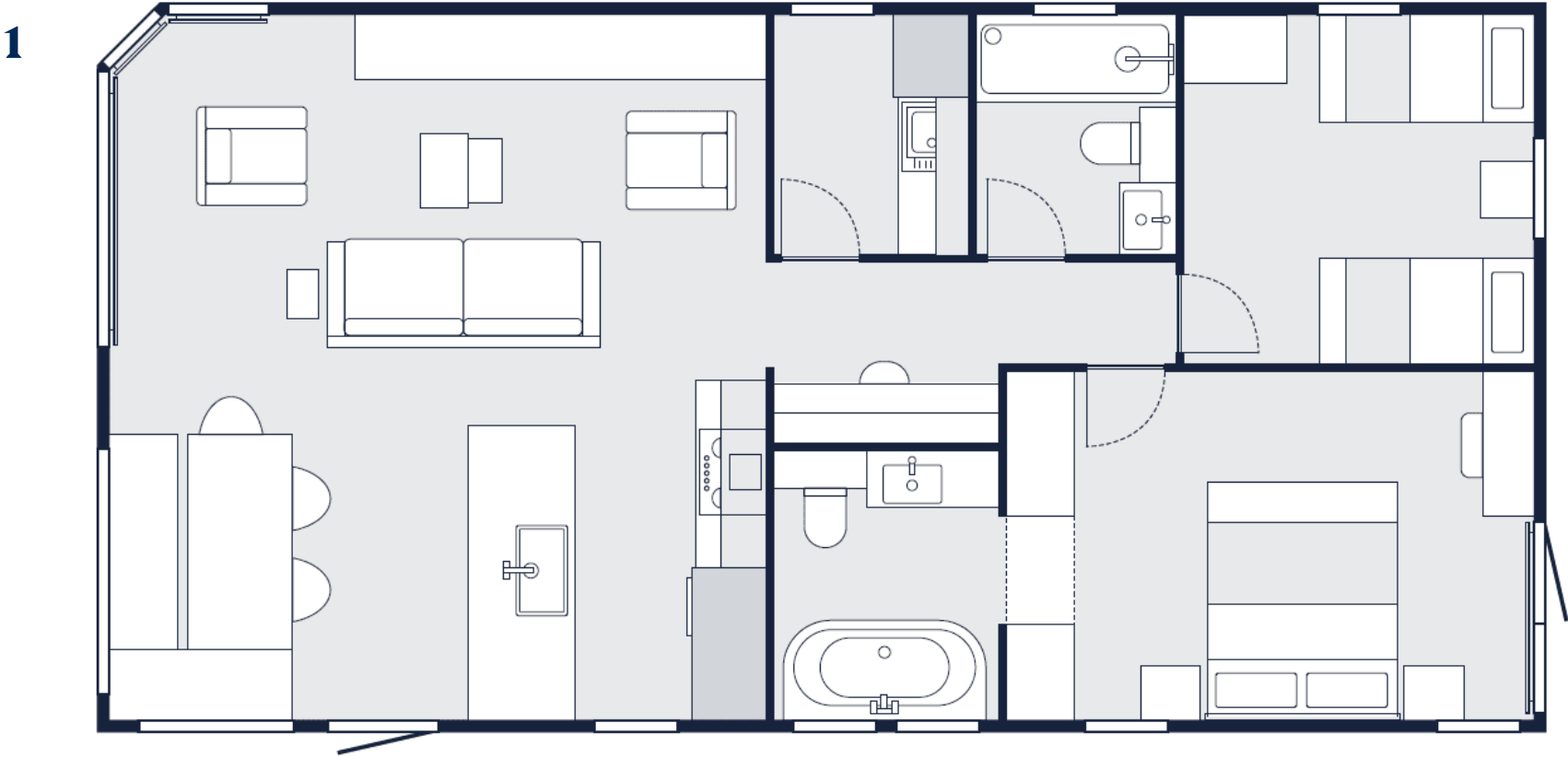
TWIN BEDROOM

Stylish black metal frame 3FT single beds with Snoove mattress	✓
Hypnos mattress upgrade	●
Reclaimed timber freestanding bedside tables, with industrial style lamps	✓
Double shaker style wardrobe with internal storage drawers	✓
Long length mirror with socket below	✓
TV aerial point and socket	✓
Room darkening roman blinds	✓
Deluxe bedding pack	●

BATHROOM

Extractor fan	✓
Back to wall toilet with dual flush in designed vanity	✓
Domestic walk-in 1700mm shower with feature concrete style wet wall and rainfall head	✓
Black matt shower fittings	✓
Sit-on ceramic basin with feature demisting bluetooth speaker mirror	✓
Feature black ladder towel radiators	✓
Shaver socket	✓
Velux window	✓

EXTERIOR	
Trend Anthracite soft Artefoam exterior cladding with feature front Ultraplank CanExel in Timberwolf	✓
Protech galvanised chassis	✓
Anthracite uPVC glazing & coordinating gutters and downpipes	✓
CanExel cladding	●
Artefoam cladding options	●
Coloured uPVC glazing options & coordinating gutters and downpipes	●
Steel pantile roof	✓
Front french door to lounge	✓
Feature exterior light & LED strip light	✓
Twin axle chassis	✓
Steel coated bargeboard with Graphite UPVC fascia and Victory bronze crest	✓
BS3632 : (2015) residential specification	✓



1. 40ft x 20ft 2 bed