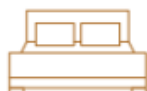


### Key features:



Open plan living space



King size master bed



Full-size bath



Mono-pitch roof

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

Commercially rated carpet to bedrooms	✓
Wood plank vinyl flooring to lounge, bathrooms, hall and kitchen	✓
Black matt switches and sockets with USB*	✓
Trace heating	✓
Gas condensing combi boiler with thermostatic radiators	✓

#### KITCHEN / DINING AREA

Integrated appliances (under counter fridge and freezer, microwave and slimline dishwasher)	✓
Branded induction hob, electric oven and grill with integrated cooker hood	✓
Modern square 1 bowl sink & kitchen tap in satin silver	✓
Feature radiator to dining area	✓
Replace electric oven with gas oven	●
Feature 6 light pendant	✓
Domestic soft close doors drawers	✓
Faux wood venetian blind to dining windows	✓
Black metal frame dining table with oak veneer top and upholstered dining chairs and feature booth bench	✓
Glass splashback	✓
Velux window	●
Wine cooler	X

#### LOUNGE

Freestanding 3 seater sofa, feature black frame wooden armchair & footstool	✓
4 x lounge scatter cushions	✓
Feature shaker wall in sage green	✓
Metal & smoked glass coffee table	✓
Modena black floor lamp and feature LED lighting	✓
TV unit with charcoal slat wall and feature LED lighting	✓
Wall mounted TV bracket with pivot for 32" up to 50"	✓
TV electrical sockets with integrated USB ports	✓
Bluetooth ceiling speakers	P
Faux wood venetian blind	✓
Air bed with electric pump	✓
Faux cowhide rug 222cm x 183cm	✓

#### MASTER BEDROOM

King size ottoman lift up bed with feature headboard & SnooVe mattress	✓
SnooVe Gold mattress upgrade	●
Velux window	●
Freestanding bedside cabinets	✓
Bedside pendant lights and feature LED strip lighting	✓
Faux leather bench seat with dressing table & round mirror	✓

## MASTER BEDROOM

King size ottoman lift up bed with feature headboard & SnooVe mattress	✓
SnooVe Gold mattress upgrade	●
Velux window	●
Freestanding bedside cabinets	✓
Bedside pendant lights and feature LED strip lighting	✓
Faux leather bench seat with dressing table & round mirror	✓
Sliding patio doors in place of fixed window	●
USB charging points, TV aerial point & 230v sockets	✓
Mirrored sliding doors with cashmere frame to provide access to en-suite	✓
Wardrobe with feature slat wall	✓

## MASTER EN-SUITE

Extractor fan	✓
Close coupled ceramic toilet with dual flush	✓
Domestic shower tray with metro tile wet wall & dual thermostatic shower with fixed rainfall head in a modern chrome finish	✓
Sit-on basin with drawered vanity unit & illuminated round mirror light	✓
Faux wood venetian blind	✓
Feature chrome towel radiator	✓

## ADDITIONAL BEDROOM

Zip & link divan bed base & upholstered headboard	✓
SnooVe mattress with top & bottom zip & link	✓
SnooVe Gold mattress upgrade	●
Herringbone real wood 3D feature wall	✓
Freestanding bedside cabinets and statement table lamps	✓
Mirrored sliding doors with cashmere frame	✓
USB charging points, TV aerial point & 230v sockets	✓
Statement artwork	✓

## OPTIONAL - REPLACE TWIN BEDROOM WITH OFFICE SET-UP

Feature single chair bed	✓
Freestanding desk and industrial style office chair	✓
Freestanding shelving unit	✓
Herringbone real wood 3D feature wall	✓
Mirrored sliding doors with cashmere frame	✓
Statement artwork	✓
USB charging points, TV aerial point & 230v sockets	✓

## BATHROOM

L-shaped bath with overhead chrome shower, glass screen & central mixer tap	✓
Close coupled ceramic toilet with dual flush	✓
Sit-on basin with handleless drawered vanity unit & illuminated round mirror light	✓
Metro tile wet wall	✓
Extractor fan	✓
Feature chrome towel radiator	✓

## ENTRANCE HALL / UTILITY

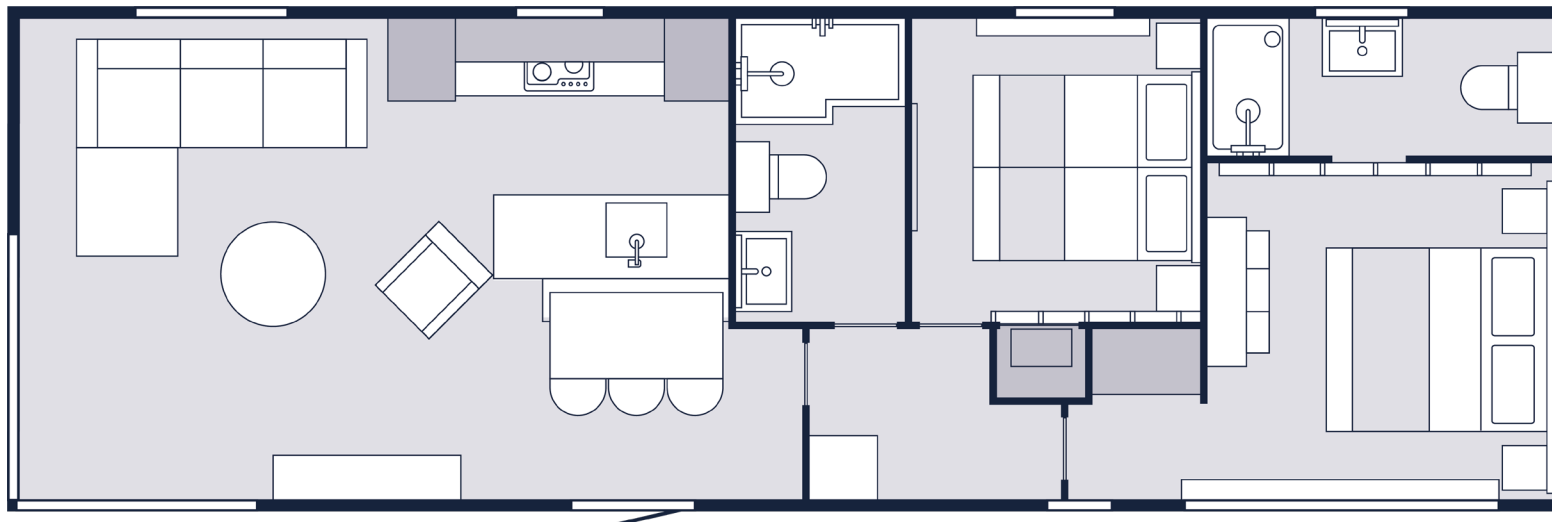
Small seated area with shoe storage and feature slat wall with coat hooks	✓
Integrated washing machine or integrated washer/dryer optional with cupboard with coat hooks	●

## EXTERIOR

Two feature claddings to the exterior - Trend Artefoam in anthracite soft, Trend Artefoam in pearl grey soft	✓
Two feature claddings to the exterior - Canexel Ridgewood Timberwolfe, Canexel ultra plank black recommended as standard (colour options)	●
Anthracite coloured uPVC glazing	✓
Coloured uPVC Glazing	●
Front french doors	✗
Front sliding patio doors to corner aspect	✓
Anthracite guttering & downpipes	✓
Exterior up and down light to entrance door	✓
Exterior strip light to under canopy of L-section front aspect	✓
Fully galvanised Protech chassis	✓
Twin axle chassis	✓
Steel coated bargeboard with Graphite UPVC fascia	✓
BS3632 : (2015) residential specification	P

KEY: ✓ = Standard ○ = Optional Extra L = Lifestyle Pack P = Platinum Pack  
X = Not Available

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1. 44ft x 14ft 2 bed

### Lifestyle Pack

- Gas condensing combi boiler
- Thermostatic radiators
- Low-E glass on all double glazing