

STANDARD SPECIFICATIONS & OPTIONAL

INTERIOR	40x20 2B	40x20 3B
Tongue and groove composite PVC walls & fluted ceilings	✓	✓
Privacy glass (in entrance doors, bathrooms windows)	✓	✓
Commercially rated carpet to lounge and bedrooms	✓	✓
Wood plank effect vinyl flooring to kitchen, dining, entrance hall and bathrooms	✓	✓
White switches and sockets with USB	✓	✓
Trace heating	●	●
Voiles to all windows with curtains	●	●
Gas condensing combi boiler with thermostatic radiators	✓	✓
KITCHEN / DINING AREA	40x20 2B	40x20 3B
Integrated appliances (fridge/freezer & microwave)	●	●
Freestanding fridge / freezer	✓	✓
Microwave space	✓	✓
4 ring gas hob, electric oven and grill with with integrated cooker hood	✓	✓
Feature dust grey splashback with glass splashback to hob	✓	✓
Feature wine rack on freestanding fridge design	✓	✓
Single-bowl black sink with black kitchen tap	✓	✓
Integrated dishwasher	●	●
Replace electric oven with gas oven	●	●
30cm Wine cooler	●	●
Velux window	●	●
Hairpin leg dining table	✓	✓
Fixed dinette with upholstered seat pads and 2 x tub stools	✓	✓
Replace dinette seating/ tub stools for freestanding table and chairs	●	●
Venetian blind to dining window	✓	✓
Front sliding patio door to dining area	✓	✓
Pull-out bin	✓	✓
Integrated cutlery tray design	✓	✓
UTILITY ENTRANCE	40x20 2B	40x20 3B
Freestanding washing machine or washer/dryer	●	●
Connection for washing machine	●	●
Socket in cupboard	✓	✓
Full height feature entrance hall cupboards	✓	✓
Bench seating nook with shoe storage and upholstered seat pad	✓	✓
LOUNGE	40x20 2B	40x20 3B
Freestanding 4 seater and 3 seater sofa	✓	✓
Air bed with electric pump	●	●
Integrated electric fire with log effect & remote control	●	●
Wall mounted TV bracket for 32" up to 50" (supplied to fit)	✓	✓
Sky/TV connection with electrical socket	✓	✓
Entertainment media unit with TV point and storage and feature slats	✓	✓
Freestanding feature armchair	●	●
Floor lamp	●	●
Hairpin coffee table	✓	✓
Scatter cushions	✓	✓
Voiles to windows	●	●
Integrated Bluetooth MP3 Sound system	●	●
Single slider to replace lounge window	●	●
MASTER BEDROOM	40x20 2B	40x20 3B
King size bed with feature panel headboard design and smart mattress	✓	✓
SnooVe mattress upgrade (CRIB 5)	●	●
SnooVe gold mattress upgrade (CRIB 5)	●	●
Lift up bed option with MFC kickboards	●	●
Adjustable bedside wall lighting	✓	✓
Dressing area with upholstered tub stool and shaped mirror	✓	✓
Wall mounted bedside storage	✓	✓
TV aerial connection & socket	✓	✓
Velux roof window with blind	●	●
Deluxe bedding pack (scatters to additional beds & runners to all beds)	●	●
Room darkening curtains	✓	✓

White switches and sockets with USB	✓	✓
Textural scatter cushions (2x)	✓	✓
MASTER EN-SUITE	40x20 2B	40x20 3B
Extractor fan	✓	✓
Close coupled ceramic toilet with dual flush	✓	✓
Domestic shower tray with wetwall & dual thermostatic shower with fixed rainfall head in a modern black finish	✓	✓
Sit-on basin with vanity unit & mirror	✓	✓
Coat hooks	✓	✓
Feature black towel radiators	✓	✓
Washable roller blind	✓	✓
ADDITIONAL BEDROOMS	40x20 2B	40x20 3B
3FT Twin beds with feature panel headboard design and smart mattress	✓	✓
Single upholstered divans with storage flaps	●	●
Zip ‘N’ link mattresses (CRIB 5)	●	●
SnooVe mattress upgrade (CRIB 5)	●	●
SnooVe gold mattress upgrade (CRIB 5)	●	●
Dressing area with upholstered tub stool and shaped mirror	✓	✗
Bedside feature lamp with feature bulb	✓	✓
King bed to replace twins in second bedroom (replaces twins in 3rd bedroom of 3 bed model)	●	●
USB charging points, TV aerial point and 240v sockets	✓	✓
Room darkening curtains (roman blinds to 3B model)	✓	✓
Deluxe bedding pack (scatters to additional beds & runners to all beds)	●	●
Freestanding bedside table	✓	✓
Walk-in wardrobe space with drawers	✓	✓
BATHROOM	40x20 2B	40x20 3B
Extractor fan	✓	✓
Close coupled ceramic toilet with dual flush	✓	✓
1700mm bath with black sanitary ware finishes and feature wet wall	✓	✓
Shower over bath with screen	✓	✓
Pedestal sink with mirror	✓	✓
Feature black towel radiators	✓	✓
Washable roller blind	✓	✓
EXTERIOR	40x20 2B	40x20 3B
Light Grey artefoam	✓	✓
Feature front split colours Light Grey and Malt Oak Artefoam exterior cladding	●	●
Optional artefoam colours	●	●
Optional Canexel colours	●	●
Painted chassis	✓	✓
Galvanised chassis	●	●
White uPVC glazing & anthracite gutters and downpipes	✓	✓
Coloured uPVC glazing options	●	●
Steel pantile roof	✓	✓
Front sliding patio doors to dining area	✓	✓
Front sliding patio doors to lounge	●	●
Exterior up and down light	✓	✓
Steel coated bargeboard with Graphite UPVC fascia and Victory bronze crest	✓	✓
BS3632 : (2023) residential specification	✓	✓
LED strip light to bargeboard	●	●
KEY: <input checked="" type="checkbox"/> = Standard O = Optional Extra X = Not Available		