

STANDARD SPECIFICATIONS & OPTIONAL

	35x12 2 Bed	38x12 2 Bed	38x12 3 Bed
Lifestyle pack	●	●	●
INTERIOR			
NoVus beadless internal wallboards	✓	✓	✓
Commercially rated carpet to lounge and bedrooms	✓	✓	✓
Herringbone vinyl flooring to bathrooms, hall and kitchen	✓	✓	✓
Voiles to all windows with curtains	●	●	●
Gas condensing combi boiler with thermostatic radiators	L	L	L
Lava grey MFC option to replace Smoke Green	●	●	●
KITCHEN / DINING AREA			
Integrated fridge/freezer	✓	✓	✓
Integrated microwave	✓	✓	✓
Integrated dishwasher	●*	●*	●*
Integrated washing machine	●*	●*	●*
Replace electric oven with gas oven	●	●	●
4 ring gas hob, electric oven & grill with integrated cooker hood	✓	✓	✓
Stainless steel sink with coordinating satin silver swivel tap	✓	✓	✓
Modern hairpin dining table, freestanding dining chairs and cushioned bench seat	✓	✓	✓
Additional dining chairs to replace bench seating	●	●	●
Feature dining pendant light	✓	✓	✓
Roller blind to kitchen and roman blind to dining window	✓	✓	✓
Feature glass splashback	✓	✓	✓
Velux roof window in kitchen	●	●	●
Shaker kitchen doors	✓	✓	✓
LOUNGE			
Fixed L-Shaped seating with arms and kickboards with bespoke under seat storage & bed set up	✓	✓	✓
Bluetooth ceiling speakers	●	●	●
Entertainment media unit with TV point and storage	✓	✓	✓
Wall mounted TV bracket for 32" up to 50" (supplied to fit)	●	●	●
Integrated electric fire with log effect & remote control	●	●	●
Plain woven curtains with contrasting scatter cushions	✓	✓	✓
Voiles to windows	●	●	●
Coffee table with hairpin legs	✓	✓	✓
White switches and sockets with USB	✓	✓	✓
Roman blind to window behind sofa	✓	✓	✓
MASTER BEDROOM			
King size bed with feature shelving and feature LED lighting headboard & mattress	✓	✓	✗
Double bed with feature shelving and feature LED lighting headboard & mattress	✗	✗	✓
Lift-up style bed with MFC frame	●	●	●
SnooVe mattress upgrade (CRIB 5)	●	●	●
SnooVe Gold mattress upgrade (CRIB 5)	●	●	●
Modern wardrobe and matching dressing table with organic shaped mirrors and storage drawers	✓	✓	✓
Upholstered tub stool	✓	✓	✓
White switches and sockets with USB	✓	✓	✓
TV aerial point	✓	✓	✓
Scatter cushions	✓	✓	✓
Velux roof window in master bedroom	●	●	●
Roman blind with dim out fabric lining	✓	✓	✓
ENSUITE TOILET			
En-suite extractor fan	●	●	●
En suite with close coupled ceramic toilet and pedestal sink	✓	✓	✓
White washable roller blind	✓	✓	✓
Chrome towel radiator	✓	✓	✓
ADDITIONAL BEDROOMS			
Twin beds with metal bedframes, feature shelving headboard, feature LED lighting & smart mattress	✓	✓	✓
3FT Mattresses	✗	✗	✗
SnooVe mattress upgrade (CRIB 5)	●	●	●
SnooVe Gold mattress upgrade (CRIB 5)	●	●	●
TV aerial point	●	●	●
Roman blind with dim out fabric lining	✓	✓	✓
Wardrobe with internal mirror	✓	✓	✓
White switches and sockets with USB	✓	✓	✓
Guzunder bed to 1st twin (remove 1 twin bed)	●	●	●
BATHROOM			
Domestic shower tray with thermostatic shower and concrete effect domestic wet wall	✓	✓	✓
Close coupled ceramic toilet with dual flush	✓	✓	✓
Basin with vanity unit and mirror	✓	✓	✓
Extractor fan	✓	✓	✓
White washable roller blind	✓	✓	✓
Chrome towel radiator	✓	✓	✓
EXTERIOR			
Light grey aluminium cladding	✓	✓	✓
CanExel, Artefoam Plastic and coloured aluminium cladding options	●	●	●
White uPVC Glazing	✓	✓	✓
Coloured uPVC Glazing	●	●	●
Front French doors	●	●	●
Front sliding double patio doors	●	●	●
Exterior up and down light	✓	✓	✓
Painted chassis	✓	✓	✓
Galvanised chassis	●	●	●
Twin axle chassis	✓	✓	✓
Steel coated bargeboard with Graphite UPVC fascia and Victory bronze crest	✓	✓	✓

LED strip light to bargeboard

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

* Option of either a dishwasher or washing machine - it is not possible to have both in this model