

### STANDARD SPECIFICATIONS & OPTIONAL

INTERIOR	30x20 2	40x20 2	42x20 3	46x20 4
	Bed	Bed	Bed	Bed
Tongue and groove composite PVC walls & fluted ceilings	✓	✓	✓	✓
Privacy glass (in entrance doors, bathrooms windows)	✓	✓	✓	✓
Commercially rated carpet to lounge and bedrooms	✓	✓	✓	✓
Herringbone vinyl flooring to bathrooms, hall and kitchen	✓	✓	✓	✓
White switches and sockets with USB**	✓	✓	✓	✓
Trace heating	●	●	●	●
Gas condensing combi boiler with thermostatic radiators	✓	✓	✓	✓
Voiles to all windows with curtains	●	●	●	●
KITCHEN / DINING AREA				
Integrated appliances (fridge/freezer & microwave)	✓	✓	✓	✓
5 ring gas hob, electric oven and grill with integrated cooker hood	✓	✓	✓	✓
Induction hob	●	●	●	●
Glass splashback	✓	✓	✓	✓
Single-bowl sink with black kitchen tap	✓	✓	✓	✓
Integrated dishwasher	●	●	●	●
Replace electric oven with gas oven	●	●	●	●
15cm Wine cooler	●	●	●	●
Domestic soft close doors / drawers	✓	✓	✓	✓
Velux window	●	●	●	●
Feature glassware rack	✓	✓	✓	✓
Breakfast bar with two stools	✓	✓	✓	✓
Venetian blind to kitchen and dining window	✓	✓	✓	✓
Hairpin leg dining table with dining chairs	✓	✓	✓	✓
Feature pendant light above breakfast bar	✓	✓	✓	✓
UTILITY*				
Freestanding washing machine	●	●	●	●
Integrated washer/dryer / Integrated washer dryer* (30ft & 46ft model only)	✓	✗	✗	●
Connection for washing machine*	●	✓	✓	✓
Full height storage cupboards	✗	✓	✓	✗
Feature slats with coat hooks	✗	✓	✓	✗
Bench seating nook with shoe storage and upholstered seat pad	✗	✓	✓	✗
LOUNGE				
Freestanding modular sofa with footstool	✓	✓	✓	✓
Air bed with electric pump	✓	✓	✓	✓
Feature wood burner style electric stove with 'log' storage, flue and remote	✓	✓	✓	✓
Wall mounted TV bracket for 32" up to 50" (supplied to fit)	●	●	●	●
Sky/TV connection with electrical socket	✓	✓	✓	✓
Feature wall to lounge	✓	✓	✓	✓
Freestanding feature armchair	✗	✓	✓	✓
Large industrial style metal framed mirror	✓	✓	✓	✓
TV unit and coffee table	✓	✓	✓	✓
Sideboard	✗	✓	✓	✗
Bluetooth ceiling speakers	●	●	●	●
MASTER BEDROOM				
King size bed, feature slatted headboard & SnooVe mattress (CRIB 5)	✓	✓	✓	✓
SnooVe gold mattress upgrade (CRIB 5)	●	●	●	●
Lift up bed option with MFC kickboards	●	●	●	●
Adjustable bedside wall lighting	✓	✓	✓	✓
Dressing area with wardrobe, chest of drawers and long length mirror	✓	✓	✓	✓
Freestanding bedside tables	✓	✓	✓	✓
Dressing table with stool	✓	✓	✓	✓
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				
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 drawered vanity unit & mirror	✗	✗	✓	✓
Twin sit-on basin with drawered vanity unit & mirror	✗	✓	✗	✗
Feature black towel radiators	✗	✓	✓	✓
Washable roller blind	✗	✓	✓	✓
ADDITIONAL BEDROOMS				
Twin beds, feature slatted headboards and SnooVe mattresses (CRIB 5)	✓	✓	✓	✓
3FT Mattresses	✓	✓	✓	✓
SnooVe gold mattress upgrade (CRIB 5)	●	●	●	●
Freestanding bedside table	✓	✓	✓	✓
USB charging points, TV aerial point and 240v sockets	✓	✓	✓	✓
Room darkening roman blind	✓	✓	✓	✓
Deluxe bedding pack (scatters to additional beds & runners to all beds)	●	●	●	●
BATHROOM				
Extractor fan	✓	✓	✓	✓
Close coupled ceramic toilet with dual flush	✓	✓	✓	✓
Bath with feature wet wall	✓	✓	✓	✓
Shower over bath with screen	✓	✓	✓	✓
Sit-on basin with drawered vanity unit & mirror	✓	✓	✓	✓

Feature black towel radiators	✓	✓	✓	✓
Washable roller blind	✓	✓	✓	✓
Walk in shower to replace bath	●	●	●	●
<b>EXTERIOR</b>				
Light Grey and Quartz Grey Artefoam exterior cladding with feature front and feature doorside	✓	✓	✓	✓
Galvanised chassis	✓	✓	✓	✓
White uPVC glazing & anthracite gutters and downpipes	✓	✓	✓	✓
CanExel cladding	●	●	●	●
Coloured uPVC glazing options	●	●	●	●
Steel pantile roof	✓	✓	✓	✓
Front sliding patio doors to dining area	✓	✓	✓	✓
Front sliding patio door to lounge	●	●	●	●
Exterior up and down light & LED strip light	✓	✓	✓	✓
Steel coated bargeboard with Graphite UPVC fascia and Victory bronze crest	✓	✓	✓	✓
BS3632 : (2023) residential specification	✓	✓	✓	✓

**KEY: ✓ = Standard O = Optional Extra**  
**X = Not Available**

\* - Utility not available in 30ft or 46ft model - washing machine is optional in the kitchen