



STANDARD SPECFICATIONS & OPTIONAL

| INTERIOR | 40x20 2 Bed |
|---|----------------|
| Fongue and groove composite PVC walls & MDF tongue and groove fluted ceiling | ✓ |
| Commercially rated carpet to bedrooms | ✓ |
| Vinyl click flooring to bathrooms, hall, kitchen & lounge Black matt switches and sockets with USB* | ✓ |
| Trace heating | |
| Voiles to master bedroom | ✓ |
| Gas condensing combi boiler with thermostatic radiators | ✓ |
| KITCHEN / DINING AREA | |
| ntegrated branded appliances (integrated dishwasher, fridge/freezer & microwave) | ✓ |
| | √ |
| 5 ring gas hob, electric oven and grill with with integrated cooker hood nduction hob | • |
| Glass splashback | ✓ |
| Deep 1 bowl sink with black matt swivel tap | ✓ |
| 3-in-1 Black matt boiling tap | • |
| Freestanding wine cooler 15cm | ✓ |
| Replace electric oven with gas oven | • |
| Handless kitchen units with domestic soft close doors drawers | ~ |
| ntegrated 3 compartment cupboard bin Velux window | → |
| Venetian blind to kitchen and dining windows | |
| _uxurious 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 washing machine, Integrated washing machine or integrated washer/dryer | • |
| Stainless steel sink with marble effect worktop | ✓ |
| Full length window to utility | <u> </u> |
| Replace utility window with single door | • |
| Desk area with drawers and matt black USB double socket | V |
| 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 | ✓ |
| Freestanding nest of modern coffee tables and side table | ✓ |
| 30cm round wall mirror | ✓ |
| Venetian blind | • |
| Bluetooth ceiling speakers Faux fur scatter cushions | ✓ |
| MASTER BEDROOM | · |
| Fluted headboard with divan king size bed with Snoove mattress (CRIB 5) | ✓ |
| SnooVe gold mattress upgrade (CRIB 5) | • |
| Freestanding bedside tables, with industrial style lamps | ✓ |
| 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 | × × |
| Johnson badding nack (coattors to additional bads & runners to all bads) | → |
| Deluxe bedding pack (scatters to additional beds & runners to all beds) Matt black switches and sockets with USB | |
| Matt black switches and sockets with USB | · · |
| Matt black switches and sockets with USB MASTER EN-SUITE | |
| Matt black switches and sockets with USB | * |

| eature black ladder towel radiator enetian blinds haver socket **TWIN BEDROOM** Luted headboard withstorage divan 3FT single beds with Snoove mattress (CRIB 5) nooVe gold mattress upgrade (CRIB 5) reestanding bedside tables, with industrial style lamps vouble shaker style wardrobe with internal storage drawers ong length mirror with socket below V aerial point and socket oom darkening roman blinds leuke bedding pack (scatters to additional beds & runners to all beds) **ATHROOM** **ATHROOM** | Shower to replace bath | × |
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| eature black ladder towel radiator enetian blinds haver socket **WIN BEDROOM* **Let de headboard with storage divan 3FT single beds with Snoove mattress (CRIB 5) noo've gold mattress upgrade (CRIB 5) reestanding bedside tables, with industrial style lamps **Louble shaker style wardrobe with internal storage drawers ong length mirror with socket below **Vaerial point and socket oom darkening roman blinds **Let use bedding pack (scatters to additional beds & runners to all beds) **SATHROOM* **STATHROOM* **STERIOR* **Let use the did and flush in designed vanity longestic walk-in 1700mm shower with feature concrete style wet wall and rainfall head lack matt shower fittings **Let use the lack ladder towel radiators haver socket elux window **EXTERIOR* **TREIOR* **TREIOR* **TREIOR* **TREIOR* **TREIOR* **TREIOR* **TREIOR* **Let use and the status of t | Sit-on ceramic basin with feature demisting bluetooth speaker mirror | ✓ |
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| veluxe bedding pack (scatters to additional beds & runners to all beds) **ATHROOM* **Xtractor fan | Long length mirror with socket below | ✓ |
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| | KEY: ☑= Standard O = Optional Extra | · · |