

## STANDARD SPECIFICATIONS & OPTIONAL

<b>INTERIOR</b>		40x20 2 Bed
Tongue 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		✓
<b>KITCHEN / DINING AREA</b>		
Integrated branded appliances (integrated dishwasher, fridge/freezer & microwave)		✓
5 ring gas hob, electric oven and grill with integrated cooker hood		✓
Induction 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		●
Handleless kitchen units with domestic soft close doors drawers		✓
Integrated 3 compartment cupboard bin		✓
Velux window		✓
Venetian blind to kitchen and dining windows		✓
Luxurious 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		✓
<b>HALLWAY / UTILITY</b>		
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		✓
Replace utility window with single door		●
Desk area with drawers and matt black USB double socket		✓
Concealed tall lockable storage to replace desk area		●
<b>LOUNGE</b>		
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		✓
80cm round wall mirror		✓
Venetian blind		✓
Bluetooth ceiling speakers		●
Faux fur scatter cushions		✓
<b>MASTER BEDROOM</b>		
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		✗
Deluxe bedding pack (scatters to additional beds & runners to all beds)		✓
Matt black switches and sockets with USB		✓
<b>MASTER EN-SUITE</b>		
Extractor fan		✓
Back to wall toilet with dual flush in designed vanity		✓
Freestanding bath with black matt mixer tap and feature wet wall		✓

Shower to replace bath	✗
Sit-on ceramic basin with feature demisting bluetooth speaker mirror	✓
Feature black ladder towel radiator	✓
Venetian blinds	✓
Shaver socket	✓
<b>TWIN BEDROOM</b>	
Fluted headboard with storage divan 3FT single beds with Snooze mattress (CRIB 5)	✓
Snooze gold mattress upgrade (CRIB 5)	●
Freestanding bedside tables, with industrial style lamps	✓
Double shaker style wardrobe with internal storage drawers	✓
Long length mirror with socket below	✓
TV aerial point and socket	✓
Room darkening roman blinds	✓
Deluxe bedding pack (scatters to additional beds & runners to all beds)	✓
<b>BATHROOM</b>	
Extractor fan	✓
Back to wall toilet with dual flush in designed vanity	✓
Domestic walk-in 1700mm shower with feature concrete style wet wall and rainfall head	✓
Black matt shower fittings	✓
Sit-on ceramic basin with feature demisting bluetooth speaker mirror	✓
Feature black ladder towel radiators	✓
Shaver socket	✓
Velux window	✓
<b>EXTERIOR</b>	
Trend Anthracite soft Artefoam exterior cladding with feature front Ultraplank CanExel in Timberwolf	✓
Galvanised chassis	✓
Anthracite uPVC glazing & coordinating gutters and downpipes	✓
CanExel cladding	●
Artefoam cladding options	●
Coloured uPVC glazing options & coordinating gutters and downpipes	●
Steel pantile roof	✓
Front french door to lounge	✓
Feature exterior light & LED strip light	✓
Twin axle chassis	✓
Steel coated bargeboard with Graphite UPVC fascia and Victory bronze crest	✓
BS3632 : (2015) residential specification	✓
<b>KEY: ✓ = Standard O = Optional Extra</b> <b>X = Not Available</b>	