



— PHASE 4 —

Specifications 2026

Please note: Internal specification dependent on option layout



This specification document relates to the following homes in the Phase 4, The Oakwood, The Briar, The Hazel, The Linden, The Clover, The Acorn, and The Hawthorn (Show Home).

KITCHEN	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Choice of colours within Hacker range	*	*	*	*
25mm Laminate square-edged worktop	*	*	*	
Quartz worktop				*
Fridge/Freezer - Bosch 70/30	*	*	*	*
Hob - Bosch 60cm induction hob	*	*		
Hob - Bosch 80cm induction hob			*	*
Hob - Bosch 80cm venting induction hob (where hob is on an island)				
Dishwasher - Bosch 60cm	*	*	*	*
Washing machine - Bosch	*	*	*	*
Oven - Bosch single oven	*	*		
Oven - Bosch built-in double oven			*	*
Extractor Fan - Bosch hood (Not in kitchens where hob is on island)	*	*	*	
Kitchen Sink - 1.5 Bowl	*	*	*	*
Utility Room Sink - 1 Bowl			*	*
Tap - Curved spout, chrome	*	*	*	*

BATHROOMS & ENSUITES	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Back to Wall Close Coupled Toilet - with Soft Close Seat	*	*	*	*
Basin (Downstairs WC) - Wall-hung basin	*	*	*	*
Vanity Unit (Bathroom & Ensuite) - Wall-hung basin unit	*	*	*	*
Basin Tap - Single lever basin mixer 80 with CoolStart and pop-up waste set	*	*	*	*
Bath - As per internal layout	*	*	*	*
Bath Mixer - Single lever bath mixer with shower holder set with shower hose in white/chrome finish	*	*	*	*
Shower - Thermostatic shower mixer in chrome finish	*	*	*	*
Shower Enclosure - Size and opening to suit	*	*	*	*
Mirror - Backlit Shaver Mirror	*	*	*	*
Wall Tiles - Porcelanosa Ceramic Tiles	*	*	*	*

JOINERY	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Internal Door - Tigris Light Grey/Tigris Light Grey Full Glazed (where applicable)	*	*	*	*
Architrave - Nom 70 x 18 MDF Pencil Round Architrave	*	*	*	*
Skirting - Nom 145 x 18 MDF Pencil Round Architrave	*	*	*	*
Windowboard - 25mm Nosed MDF (fixed from the underside with a 50mm over sail at each end and 25mm overhang beyond the finished wall to front face)	*	*	*	*
Loft Access - Loft ladder (Not to properties with a flat roof)		*	*	*
Stair Spindles - Stop Chamfered Spindles (Painted)	*	*	*	*
Stair Handrail - Contemporary Oak (Oiled)	*	*	*	*
Wardrobe - Vesta Mirrored Sliding Door	*	*	*	*

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HEATING	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Radiators – Sized appropriately	*	*	*	*
Mechanical Ventilation Heat Recovery Centralised System – VentAxia	*	*	*	*
Air Source Heat Pump – Mitsubishi	*	*	*	*
Water Cylinder	*	*	*	*
Underfloor Heating – To ground floor only	*	*	*	*
Ladder Towel Rail – Bathrooms & ensuites	*	*	*	*

FLOORING	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Vinyl Flooring – Karndean Knight Tile	*	*	*	*
Carpet – Cormar Primo Ultra	*	*	*	*

DECORATION	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Walls & Ceiling Paint – Dulux Supermatt in White	*	*	*	*
Woodwork Paint – Dulux Satinwood in Brilliant White (oil-based)	*	*	*	*

SUNDRIES	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Outside Tap	*	*	*	*
External double socket – To rear of property	*	*	*	*
Electric Vehicle Charging – Single phase car charger – Cable not included	*	*	*	*

EXTERNAL DOORS & WINDOWS
*Please speak to Sales for plot specifics

EXTERNAL FINISHES
*Please speak to Sales for plot specifics or refer to landscaping plans

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TRACKED CHANGES & AMENDMENTS

DATE	REVISION	DATE	SIGNED OFF
28/08/2026	Updated internal door from Dekordor SD VS Mountain to Tigris Light Grey/ Tigris Light Grey Full Glazed	28/08/2026	GD

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