



— PLOTS 554-610 (19) — Specifications 2025

Excludes Plots 558, 559, 560, 561, 562, 564-575, 585, 586, 588-591, 611 & 612

Please note: Internal specification dependent on option layout



KITCHEN	3-bedroom	4-bedroom
Choice of professionally-designed contemporary kitchen styles	*	*
Door: Hacker Concept 130 PG O-1 with a handle or handleless options	*	*
Co-ordinating plinth	*	*
Co-ordinating rails for handleless options	*	*
780mm High wall units	*	*
715mm High base units	*	*
25mm Laminate square-edged worktop	*	*
60cm Glass splashback	*	
90cm Glass splashback		*
LED strip lighting under wall units	*	*
Fridge/Freezer - Bosch KIV87NSE0G	*	*
Hob - Bosch 60cm PUE611BB5E	*	
Hob - Bosch 80cm PIV851FB1E		*
Dishwasher - Bosch 60cm SMV2ITX18G	*	*
Washing machine - Bosch WIW28302GB	*	*
Oven - Bosch HBS534BB0B	*	
Oven - Bosch Built In Double MHS133BR0B		*
Extractor Fan - Bosch 53cm DHL575CGB	*	
Extractor Fan - Bosch 70cm DHL785CGB		*
Kitchen Sink - Bilancio Duo 1.5 Bowl	*	*
Utility Room Sink - Bilanciouno 806L 1 Bowl		*
Tap - 1810 Cascata Curved Spout, Chrome	*	*

BATHROOMS & ENSUITES	3-bedroom	4-bedroom
VentAxia Mechanical Ventilation Heat Recovery Centralised System	*	*
Close Coupled Toilet - Roca ONA with Soft Close Seat	*	
Wall Hung Toilet - Roca ONA Wall-hung pan, frame & dual flush push button with soft close seat		*
Basin (Downstairs WC) - Roca Wall-hung ONA basin	*	*
Vanity Unit (Bathroom & Ensuite) - Roca Unik ONA 550mm Wall Hung Basin Unit	*	*
Basin Tap - Hansgrohe Vivensis single lever basin mixer 80 with CoolStart and pop-up waste set	*	*
Bath - Cleargreen Sustain 1700 x 750	*	*
Bath Mixer - Hansgrohe Vivensis single lever bath mixer with Crometta shower holder set 100 Vario EcoSmart 9 with 125cm shower hose in white/chrome finish	*	*
Bath Screen - Merlyn single square bath screen (800 x 1500mm)	*	*
Shower - Hansgrohe Cromette E 240 1jet EcoSmart with thermostatic shower mixer in chrome finish	*	*
Shower Enclosure -Merlyn MBOX (size and opening to suit)	*	*
Mirror - Tempus Backlit Shaver Mirror 600 x 450	*	*
Wall Tiles - Porcelanosa Ceramic Tiles	*	*

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JOINERY	3-bedroom	4-bedroom
Internal Door - SELO vertical grain continuous pressure laminate - Dark Grey	*	*
Architrave - Nom 70 x 18 MDF Pencil Round Architrave	*	*
Skirting - Nom 145 x 18 MDF Pencil Round Architrave	*	*
Windowboard - 25mm Nosed MDF (depth to extend 25mm beyond reveal depth)	*	*
Loft Access - Loft ladder	*	*
Stair Spindles - Stop Chamfered Spindles (Painted)	*	*
Stair Handrail - White Oak (Oiled)	*	*
Wardrobe - Vesta Mirrored Sliding Door up to 1800mm wide	*	*

IRONMONGERY	3-bedroom	4-bedroom
Door Handles - Zoo Luna door handle on rose ZPZ170	*	*
Thumb Turn - Zoo Luna thumb turn on rose as matching set	*	*
Hinges - Zoo Slim Knuckle Ball Bearing Hinge - ZHSS63	*	*
Door Stops - Wall or floor mounted to suit location	*	*

ELECTRICAL	3-bedroom	4-bedroom
Switches & sockets - Hager Sollysta Range	*	*
Downlights - Saxby Shieldco 500 IP65 4W Cool White	*	*
Pendants - Hager 6" Pendant	*	*
External double socket - Hager	*	*

HEATING	3-bedroom	4-bedroom
Radiators - Steelrad Compact (sized appropriately)	*	*
Air Source Heat Pump - Mitsubishi P-WM050VHA	*	
Air Source Heat Pump - Mitsubishi P-WM060VAA		*
Water Cylinder - 210L Pre-plumbed Cylinder	*	
Water Cylinder - 250L Pre-plumbed Cylinder		*
Mechanical Ventilation and Heat Recovery System - Vent Axia	*	*
Underfloor Heating (to ground floor for houses, on ground & first floor for apartments)	*	*
Ladder Towel Rail - Esteem Straight Chrome Bar 22mm (sized appropriately for room)	*	*

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

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

SUNDRIES	3-bedroom	4-bedroom
Outside Tap - Warrior Figure 270 Brass Hose Union Bibtap and 271 Brass Hose Union Bibtap with Double Check Valve	*	*
Electric Vehicle Charging - Single phase Car charger (ROLEC3020B) - Cable not included	*	*

EXTERNAL FINISHES	3-bedroom	4-bedroom
Windows - UPVC Dual Colour Internal White RAL 9016/External Slate Grey RAL 7015	*	*
Windows - UPVC Dual Colour Internal White RAL 9016/External Anthracite Grey RAL 7016	*	*
Windows - UPVC Dual Colour Internal White RAL 9016/External Basalt Grey RAL 7012	*	*
Bricks - Crest Flemish Antique		*
Bricks - Bamford Blend	*	*
Bricks - Hemmingstone Antique	*	*
Render - Webber Pral M Pearl Grey	*	*
Render - Colour 1005-Y10R		*
Cladding - Hardie Panels Anthracite Grey	*	
Cladding - Hardie Panels Grey Slate	*	
Cladding - Hardie Plank Grey Slate	*	*
Cladding - Hardie Plank Anthracite Grey	*	
Cladding - Pre-finished Natural Cedar Cladding 21x150 VHL-7 Profile	*	*
Cladding - Featheredge Corner Edge PAR - 120 x 20		*
Roof Tiles - Forticrete SL8 Tiles	*	
Roof Tiles - 500x250 Fibre Cement Slates	*	*
Splash course - Red	*	*
Splash course - Blue	*	*
External Front Door - Black	*	*
External Front Door - Slate Grey (RAL 7015)	*	*
External Front Door - Anthracite Grey (RAL 7016)	*	*

EXTERNAL FINISHES	3-bedroom	4-bedroom
External Side Door - UPVC dual colour White Internal/External RAL TBC PAS24 Compliant		*
External Rear Patio Doors - UPVC dual colour Internal White RAL 9016/External RAL 7015	*	*
External Rear Bi-Fold Doors - Aluminium dual colour Internal White RAL 9016/ External RAL 7015		*
Fascia & Soffit - White	*	*
Fascia & Soffit - Anthracite Grey (RAL 7016)	*	
Guttering - Black	*	*
Guttering - Anthracite Grey (RAL 7016)	*	
Obscured Glass - Sandblasted/Opaque TBC	*	*
Door Canopy - GRP Mayfield Canopy (appropriatly sized) White or Anthracite	*	*
Letterbox - Stainless steel wall-mounted	*	*
External light - Saxby Palin PIR 2lt wall IP44 7W	*	*

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LANDSCAPING*	3-bedroom	4-bedroom
Driveway - Charcoal 60mm concrete 100x200 block paving	*	*
Paving - Marshall Urbex paving slabs 600 x 600 x 38 Textured (Colour: Natural)	*	*
Gravel - Carboniferous Limestone 10mm chippings	*	*
Fencing - 2745mm slotted Concrete post and 300mm concrete gravel board with close board panel	*	*
*Refer to landscaping plans		

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