



	Kitchener	Ruskin	Darwen	Latimer	Tarporley
<b>electrical</b>					
Sky+ ready digital TV aerial point to lounge, kitchen and master bedroom	○	○	○	○	○
digital wiring only TV aerial point to lounge, kitchen and master bedroom	○	○	○	○	○
digital wiring only TV aerial point to lounge	✓	✓	✓	✓	✓
Sky+ ready digital TV aerial point to lounge and master bedroom	○	○	○	○	○
Sky+ ready digital TV aerial point to lounge	○	○	○	○	○
BT sockets to lounge and master bedroom	○	○	○	○	○
BT sockets to lounge	✓	✓	✓	✓	✓
extra TV sockets (pre-roof)	○	○	○	○	○
extra BT sockets (pre-roof)	○	○	○	○	○

### general

uPVC double-glazed windows (unless planning prevents)	✓	✓	✓	✓	✓
uPVC French doors (unless planning prevents)	✓	✓	✓	✓	✓
low-maintenance dry roofing systems	✓	✓	✓	✓	✓
sound reducing upper floor systems minimises squeaking floorboards	✓	✓	✓	✓	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓
gas central heating throughout	✓	✓	✓	✓	✓
thermostatically controlled radiators to all rooms except where room stat fitted	✓	✓	✓	✓	✓
choice of fire surround	○	○	○	○	○
living flame or real fire	○	○	○	○	○
loft insulation	✓	✓	✓	✓	✓

### decorative

smooth finish ceiling	✓	✓	✓	✓	✓
wardrobes to match internal door finish to master bedroom	○	○	○	○	○
all woodwork painted white	✓	✓	✓	✓	✓
all internal walls painted gardenia	✓	✓	✓	✓	✓
semi-solid 6 panel colonial-style internal doors	✓	✓	✓	✓	✓
timber-effect veneered internal doors	○	○	○	○	○
4 chrome-effect internal and external ironmongery	✓	✓	✓	✓	✓

### external

front porch light	✓	✓	✓	✓	✓
outside water tap	○	○	○	○	○
front garden turfed	✓	✓	✓	✓	✓
landscaping to approved scheme	✓	✓	✓	✓	✓
garage doors (housetype-specific)	-	-	-	✓	-
electrically operated garage doors (where fitted)	-	-	-	○	-
doorbell and chimes	✓	✓	✓	✓	✓
external patio light	○	○	○	○	○
double socket and light to garage (housetype-specific)	-	-	-	✓	-
topsoil to rear gardens	✓	✓	✓	✓	✓
turf to rear garden	○	○	○	○	○

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Negotiator for specific details.

These sales particulars do not constitute a contract, form part of a contract or a warranty.

Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography represents typical Miller Homes fittings and options.

