

Specification

Stonebridge Fold

- ✓ yes
- optional extra
- not available

	Witham	Belfair	Mallard	Chantry	Apartment L	Apartment L (no en-suite)	Apartment A	Apartment A (no en-suite)
Kitchens and utilities								
choice of kitchen units*	✓	✓	✓	✓	✓	✓	✓	✓
choice of worktops*	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single electric multi-function oven	✓	✓	✓	✓	✓	✓	✓	✓
choice of stainless steel 4 ring gas hob/electric	✓	✓	✓	✓	✓	✓	✓	✓
⑥ black glass ceramic hob	○	○	○	○	○	○	○	○
stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓
fridge-freezer space	✓	✓	✓	✓	✓	✓	✓	✓
integrated fridge-freezer (subject to kitchen design)	✓	○	✓	○	○	○	○	○
stainless steel sink 1 ½ with monobloc tap (where design allows)	✓	✓	✓	✓	✓	✓	✓	✓
delta lighting under wall units	✓	✓	✓	✓	✓	✓	✓	✓
plumbing for washing-machine in kitchen or utility	✓	✓	✓	✓	-	-	-	-
② plumbing for dishwasher in kitchen (where design allows)	✓	✓	✓	✓	✓	✓	✓	✓
choice of ceramic wall tiling above worktop*	○	○	○	○	○	○	○	○
laminated upstand on worktop	✓	✓	✓	✓	✓	✓	✓	✓
choice of soft floor to kitchen floors*	○	○	○	○	○	○	○	○
choice of ceramic tiles to kitchen floors*	○	○	○	○	○	○	○	○
chrome downlighters	✓	✓	✓	✓	✓	✓	✓	✓
integrated washer dryer	○	○	○	○	✓	✓	✓	✓
Bathrooms and en-suites								
① white contemporary bathroom/en-suite range with chrome taps	✓	✓	✓	✓	✓	✓	✓	✓
matching WC seats	✓	✓	✓	✓	✓	✓	✓	✓
matching bath panel	✓	✓	✓	✓	✓	✓	✓	✓
pivot or bi-fold door with polished silver frame and clear glass to be fitted to shower cubicle in en-suite	✓	✓	✓	✓	✓	-	✓	-
thermostatic shower finished in white/chrome to be fitted over bath if no shower cubicle present, including shower screen	✓	✓	✓	✓	✓	✓	✓	✓
chrome downlighters	✓	✓	✓	✓	✓	✓	✓	✓
heated towel rail to main bathroom	○	○	○	○	○	○	○	○
shaver socket to bathroom	✓	✓	✓	✓	✓	✓	✓	✓
shaver socket to one en-suite	✓	✓	✓	✓	✓	-	✓	-
choice of half-tiled ceramic wall tiling to bathroom on sanitary walls*	✓	✓	✓	✓	✓	✓	✓	✓
choice of half-tiled ceramic wall tiling to en-suite on sanitary walls*	✓	✓	✓	✓	✓	-	✓	-
choice of full-height tiling to bath walls (2 sides of bath wall only)*	○	○	○	○	○	✓	○	✓
choice of full ceramic wall tiling to bathroom*	○	○	○	○	○	○	○	○
⑤ choice of full ceramic wall tiling to en-suite	○	○	○	○	○	-	○	-
rinser/mixer handset over bath	✓	✓	✓	✓	✓	-	✓	-
shower cubicles full height tiling	✓	✓	✓	✓	✓	-	✓	✓
choice of splashback tiling to WCs*	✓	✓	✓	✓	-	-	-	-
choice of soft floor to bathrooms and en-suites	○	○	○	○	○	○	○	○
choice of ceramic floor tiles to bathrooms and en-suites	○	○	○	○	○	○	○	○
Heating								
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓
③ thermostatic controlled radiators to all rooms except where roomstat fitted	✓	✓	✓	✓	✓	✓	✓	✓
fused point for electric fire	✓	✓	✓	✓	✓	✓	✓	✓
fire surround	○	○	○	○	○	○	○	○
electric fire	○	○	○	○	○	○	○	○



Electrical and communication

	Witham	Belfair	Mallard	Chantry	Apartment L	Apartment L (no en-suite)	Apartment A	Apartment A (no en-suite)
white plastic electrical switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓
chrome electrical switches and sockets	○	○	○	○	○	○	○	○
TV socket lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓
ready system to lounge and master bedroom (including digital aerial)	✓	✓	✓	✓	✓	✓	✓	✓
BT point lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓
extra BT or TV points*	○	○	○	○	○	○	○	○
doorbell and chimes	✓	✓	✓	✓	-	-	-	-

Security

④ burglar alarm	✓	✓	✓	✓	-	-	-	-
alarm to ground-floor apartments	-	-	-	-	✓	✓	✓	✓
porch light with PIR	✓	✓	✓	✓	-	-	-	-
rear light with PIR*	○	○	○	○	○	○	○	○
mains operated smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓
lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓
multi-point locking system to external doors	✓	✓	✓	✓	✓	✓	✓	✓
door entry system with double locking door to apartments	-	-	-	-	✓	✓	✓	✓

Outer finish

high-performance double glazed uPVC windows	✓	✓	✓	✓	✓	✓	✓	✓
uPVC French doors with multi point locking to ground floor (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓
boundary fencing between plots	✓	✓	✓	✓	✓	✓	✓	✓
turf to front garden	✓	✓	✓	✓	-	-	-	-
turf to rear garden	✓	✓	✓	✓	-	-	-	-
turf to apartment areas	-	-	-	-	✓	✓	✓	✓
external bib tap (not insulated)	✓	✓	✓	✓	-	-	-	-

Inner finish

fitted wardrobes to master bedroom (proprietary system)	✓	✓	✓	✓	✓	✓	✓	✓
wardrobes to all other bedrooms	○	○	○	○	○	○	○	○
choice of carpets and vinyls	○	○	○	○	○	○	○	○
150mm skirting and 63mm architrave (taurus profile)	✓	✓	✓	✓	✓	✓	✓	✓
smooth ceilings	✓	✓	✓	✓	✓	✓	✓	✓
communal blocks to apartments – heavy duty carpet to stairs and landing	-	-	-	-	✓	✓	✓	✓
communal blocks to apartments – time delay switches to all floors	-	-	-	-	✓	✓	✓	✓
all Internal woodwork to be White gloss	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to be Gardenia	✓	✓	✓	✓	-	-	-	-
internal walls to be White	-	-	-	-	✓	✓	✓	✓
2-panel cambridge style doors	✓	✓	✓	✓	-	-	-	-
flush veneered style doors	-	-	-	-	✓	✓	✓	✓
chrome finish ironmongery	✓	✓	✓	✓	✓	✓	✓	✓

* Subject to build program

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

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

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Photography represents typical Miller Homes' fittings and options.

