

# Specification

## Laurel Wolds

### Kitchens and utilities

#### Units

	Rowling	Milne	Milne B	Montgomery	Shakespeare	Auden	Stevenson	Stevenson B	London
① kitchen ranges from 'Symphony' – Group 1 & 2	✓	✓	✓	✓	✓	✓	✓	✓	✓
② selection of postformed worksurfaces from 'Symphony'	✓	✓	✓	✓	✓	✓	✓	✓	✓
matching worksurface upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓

#### Appliances

##### Appliances by Zanussi

③ stainless steel single electric oven – ZBF360X	✓	✓	✓	✓	✓	✓	–	–	–
stainless steel double electric oven – ZDF290X	–	–	–	–	–	–	✓	✓	✓
④ stainless steel gas hob – ZGL62iX	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel chimney hood – EFC650X	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑤ integrated fridge-freezer – ERN2920	–	–	–	–	–	–	✓	✓	✓

#### Fittings

1½ bowl stainless steel sink – Blanco bonus (supplied by Symphony)	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑥ monobloc mixer tap – Genoa ¼ turn mixer (supplied by Symphony)	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel sink to utility room – Blanco 10x5 (supplied by Symphony)	–	–	–	–	–	–	✓	✓	✓
monobloc mixer tap (supplied by Symphony)	–	–	–	–	–	–	✓	✓	✓
plumbing for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbing for washing-machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓

#### Lighting

⑦ electric point for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
electric point for washing-machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot lights on track	✓	✓	✓	✓	–	–	–	–	–
chrome-finish ceiling downlights to kitchen	–	–	–	–	✓	✓	✓	✓	✓

### Bathrooms and en-suites

#### Sanitaryware

Ideal standard Alto Sandringham bathroom range in white	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal standard Alto Contemporary bathroom range in white	–	✓	✓	–	✓	–	✓	✓	✓
all wcs to be 6/4 litre flush cisterns	✓	✓	✓	✓	✓	✓	✓	✓	✓

#### WC

450mm single tap-hole basin and pedestal	–	–	–	–	–	✓	–	–	–
450mm single tap-hole basin wall-mounted with chrome bottle trap	–	–	–	✓	✓	–	✓	✓	–
450mm single tap-hole corner basin wall-mounted with chrome bottle trap	–	✓	✓	–	–	–	–	–	✓
close-coupled wc and matching seat	–	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available



	Rowling	Milne	Milne B	Montgomery	Shakespeare	Auden	Stevenson	Stevenson B	London
<b>Bathroom</b>									
bath 1700mm x 700mm with Uniline bath panel	✓	✓	✓	✓	✓	✓	✓	✓	✓
550mm single tap-hole basin and pedestal	✓	✓	✓	✓	✓	✓	✓	✓	✓
close-coupled wc and matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>En-suite 1</b>									
550mm single tap-hole basin and pedestal	-	✓	✓	✓	✓	✓	✓	✓	✓
close-coupled wc and matching seat	-	✓	✓	✓	✓	✓	✓	✓	✓
760mm x 760mm Strada shower tray	-	-	-	-	-	-	✓	✓	✓
1200mm x 760mm Strada shower tray	-	✓	✓	-	✓	✓	-	-	-
Strada quadrant shower tray	-	-	-	✓	-	-	-	-	-
<b>En-suite 2</b>									
550mm single tap-hole basin and pedestal	-	-	-	-	-	-	-	-	✓
close-coupled wc and matching seat	-	-	-	-	-	-	-	-	✓
760mm x 760mm Strada shower tray	-	-	-	-	-	-	-	-	✓
<b>Shower doors and screens</b>									
shower doors & screens by Roman	✓	✓	✓	✓	✓	✓	✓	✓	✓
800 shower door & side panel	-	-	-	-	-	-	✓	✓	✓
1200mm shower door	-	✓	✓	-	✓	-	-	-	✓
1200mm shower door and side panel	-	-	-	-	-	✓	-	-	-
Quadrangle shower door	-	-	-	✓	-	-	-	-	-
curved bath screen (ref MCB) clear glass chrome-finish	✓	-	-	-	-	-	-	-	-
<b>Brassware</b>									
8 brassware: Bristan Opus in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓
code 1: all taps to be fitted with flow restrictor	✓	✓	✓	✓	✓	✓	✓	✓	✓
bath filler tap to bath in bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
single lever monobloc taps to basin in wc	-	✓	✓	✓	✓	✓	✓	✓	✓
single lever monobloc taps to basin in bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
single lever monobloc taps to basin in en-suite 1	-	✓	✓	✓	✓	✓	✓	✓	✓
single lever monobloc taps to basin in en-suite 2	-	-	-	-	-	-	-	-	✓
<b>Shower valves</b>									
9 shower valves by Bristan – Artisan valve in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic shower to en-suite 1	-	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic shower to en-suite 2	-	-	-	-	-	-	-	-	✓
thermostatic shower over bath in bathroom	✓	-	-	-	-	-	-	-	-



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<b>Electrical and lighting</b>									
shaver point – en-suite 1	-	✓	✓	-	✓	✓	✓	✓	✓
chrome-finish ceiling downlights to bathroom	-	✓	✓	-	✓	✓	✓	✓	✓
⑩ chrome-finish ceiling downlights to en-suite 1	-	✓	✓	-	✓	✓	✓	✓	✓
chrome-finish ceiling downlights to en-suite 2	-	-	-	-	-	-	-	-	✓
<b>Wall and floor coverings</b>									
⑪ choice of ceramic wall tiling from ranges by 'Porcelanosa'	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceramic wall tiling to bathroom – splashback to basin and 450mm high around bath	✓	✓	✓	✓	-	-	-	-	-
ceramic wall tiling to en-suite – splashback to basin and 450mm high around bath	-	✓	✓	✓	-	-	-	-	-
ceramic wall tiling to bathroom – 1200mm high tiling to walls with sanitaryware	-	-	-	-	✓	✓	✓	✓	✓
ceramic wall tiling to en-suites – 1200mm high tiling to walls with sanitaryware	-	-	-	-	✓	✓	✓	✓	✓
full-height ceramic wall tiling around bath in bathroom	✓	-	-	-	-	-	-	-	-
full-height ceramic wall tiling to shower cubicles	-	✓	✓	✓	✓	✓	✓	✓	✓
splashback tiling to basin and window cill in wc	-	✓	✓	✓	✓	✓	✓	✓	✓
<b>Electrical</b>									
all accessories to be MEM250 range	✓	✓	✓	✓	✓	✓	✓	✓	✓
consumer unit to be an 8 way split load unit	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point – lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point – master bedroom	-	✓	✓	-	✓	✓	✓	✓	✓
digital co-axial cable to roof space	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point – lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point – master bedroom	-	✓	✓	-	✓	✓	✓	✓	✓
doorbell and chimes	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Security</b>									
wire-only for burglar alarm	-	✓	✓	-	✓	-	✓	✓	✓
front lantern with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓
smoke detectors (one per floor)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Plumbing and heating</b>									
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic radiator valves – all principle rooms except hall	✓	✓	✓	✓	✓	✓	✓	✓	✓
Baxi gas fired combination boiler – Sedbuk 'A' Rated	✓	-	-	-	-	-	-	-	-
Baxi gas fired fan assisted boiler – Sedbuk 'A' rated	-	✓	✓	✓	✓	✓	✓	✓	✓
Santon premier plus pressurised hotwater cylinder	-	✓	✓	✓	✓	✓	✓	✓	✓
hotwater and heating electronic programmer/thermostat	✓	✓	✓	✓	✓	✓	✓	✓	✓
zoned controlled central heating system	-	-	-	-	-	-	✓	✓	✓

- ✓ yes
- optional extra
- not available



	Rowling	Milne	Milne B	Montgomery	Shakespeare	Auden	Stevenson	Stevenson B	London
<b>External finish</b>									
high performance double-glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓
lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu French doors with multi-point locking to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓
steel-faced front door – painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓
steel-faced rear door – painted white	–	–	✓	–	✓	–	–	✓	✓
security chain – front door	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome-finish ironmongery to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascia and soffit	✓	✓	✓	✓	✓	✓	✓	✓	✓
side timber gate with latch and bolt	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m high closeboard divisional and boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓
turf to front garden*	✓	✓	✓	✓	✓	✓	✓	✓	✓
black tarmac to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓
concrete edgings to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓
buff-riven paving slabs to patio and paths	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Internal finish</b>									
fused point for electric fire	✓	✓	✓	✓	✓	✓	✓	✓	✓
fitted wardrobes by Hammonds – master bedroom	–	–	–	–	✓	✓	✓	✓	✓
square spindles to stairs	–	✓	✓	✓	✓	✓	✓	✓	✓
150mm skirting and 63mm architrave ogee profile	✓	✓	✓	✓	✓	✓	✓	✓	✓
smooth plastered ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Decoration</b>									
all internal woodwork to have 1 undercoat and 2 topcoats of satinwood paint	✓	✓	✓	✓	✓	✓	✓	✓	✓
all internal woodwork to be Dulux/Crown white satinwood paint	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to be Dulux Barley White emulsion paint	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to have 1 mist coat and 2 coats of emulsion paint	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceilings to be Dulux White matt emulsion paint	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceilings to have 2 coats of emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6-panel internal doors with Dulux/Crown white satinwood finish	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal doors to have 2 topcoats of satinwood paint	✓	✓	✓	✓	✓	✓	✓	✓	✓
12 chrome-finish ironmongery – Heritage Brass Milton range style	✓	✓	✓	✓	✓	✓	✓	✓	✓

\* Please check with the Sales Adviser for specific details.

Fixtures and Fittings from the standard and optional ranges will be subject to build stage – Please ask the Sales Adviser for further details.

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Photography represents typical Miller Homes' fittings and options.

