

Specification

Pinnacle Phase 2

	Tempest	Sierra	Brecon	Jura	Chelan	Andes	Everest	Blanc	Snowdon	Merton
Kitchen										
	choice of kitchen units and worktops with upstands (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓
①	granite worktop option to all plots	○	○	○	○	○	○	○	○	○
	stainless steel single multi-function electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel 1 ½ bowl sink and monobloc tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
②	free-standing or integrated fridge-freezer	○	○	○	○	○	○	○	○	○
	plumbing for washing-machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
	plumbing for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓
	free-standing or integrated washing-machine	○	○	○	○	○	○	○	○	○
	integrated washer/dryer	○	○	○	○	○	○	○	○	○
③	free-standing or integrated dishwasher	○	○	○	○	○	○	○	○	○
④	ceramic-tiled floor by 'Porcelanosa' to kitchen/utility floor areas	–	○	○	○	○	○	○	○	○
Bathroom and en-suite										
	white sanitaryware by 'Ideal Standard'	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑤	chrome brassware by 'Grohe'	✓	✓	✓	✓	✓	✓	✓	✓	✓
	one complete thermostatic shower in enclosure or over bath	✓	✓	✓	✓	✓	✓	✓	✓	✓
	choice of ceramic wall tiles by 'Porcelanosa' (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓
	ceramic tiling by 'Porcelanosa' to splashbacks above hand-basins in WCs	✓	✓	✓	✓	✓	✓	✓	✓	✓
	full-height ceramic tiling by 'Porcelanosa' to shower enclosures (where available)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Safety and security										
	fully installed wireless burglar-alarm system	○	○	○	○	○	○	○	○	○
	mains-powered smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
	window locks to all windows (except upper floor escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available



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Electrical										
TV sockets to living-room and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket to designated location	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
extra TV sockets (pre-roof)	○	○	○	○	○	○	○	○	○	○

General

uPVC double-glazed windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6 gas central-heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatically controlled radiators to all rooms (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Decorative

smooth-finish white ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
wardrobes to bedrooms	○	○	○	○	○	○	○	○	○	○
all internal walls painted Dulux Gardenia except WC, kitchen, en suite and bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
wood-effect internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome internal and external ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

External

front external light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
landscaping to approved scheme	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
doorbell and chimes	–	✓	✓	✓	✓	✓	✓	✓	✓	✓
external patio light	–	○	○	○	○	○	○	○	○	○
topsoil to rear garden	–	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 Adviser 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.

