

Specification

	High 1 Crompton Travers Orwell Darwin	High 2 Buttermere Stevenson
Kitchens		
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓
Chunky cladding to base units and panel framing to wall units	✓	✓
Pan drawer type base units	✓	✓
Upward bi-fold opening wall units	-	✓
Square PVC edged worktop with upstand to wall	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓	✓
Stainless steel/glass chimney hood and splashback to hob - 60cm (High 1), 90cm (High 2)	✓	✓
Stainless steel 4-burner electric ceramic hob	✓	-
Stainless steel 5-burner electric ceramic hob	-	✓
Stainless steel single multi-function fan oven	✓	-
Stainless steel double multi-function fan oven	○	✓
Stainless steel integrated microwave oven (where layout permits)	○	○
Integrated fridge/freezer	✓	✓
Integrated washing machine	✓	✓
Plumbing and electrics for dishwasher	✓	-
Integrated dishwasher	○	✓
Delta downlighters to underside of wall units	✓	✓
LED downlighters to ceiling	✓	✓
Ceramic floor tiles	○	○

Bathrooms

Ideal Standard's contemporary styled 'Concept Arc/Cube/Sphere' bathroom suite	✓	✓
Soft close toilet seats	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓
Chrome look electric shower - Darwin and Orwell	✓	-
Bar style chrome shower mixer valve - Travers, Crompton, Stevenson and Buttermere	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓
Shaver point to master bed en-suite	✓	✓
Drum type low energy light to ceiling to en-suite and WC's, LED downlighters to main bathroom	✓	-
LED downlighters to ceilings of main bathroom and master bedroom en-suite - drum type fitting to remaining en-suites and WC's	-	✓
Full height ceramic tiling to shower area	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓
Ceramic floor tiles	○	○

Heating

Gas central heating throughout	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓
Programmable control of heating zones	✓	✓
Chrome towel radiator to master bed en-suite	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

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Electrical		
Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓
Power and lighting to garages within plot curtilage	✓	✓
TV socket to lounge, kitchen and master bedroom	✓	✓
BT socket	✓	✓
PIR operated porch light	✓	✓
Front doorbell and chime	✓	✓
Intruder alarm	○	○
Brushed stainless steel sockets and switches	○	○
Exterior		
Double glazed PVCu windows (where planning permits)	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓
Multi-point door locking system to front and rear doors	✓	✓
Up-and-over steel garage door	✓	✓
House numbers ready fitted	✓	✓
Outside cold water tap	✓	✓
Decorative		
Stop chamfer moulded spindles and newels to staircase	✓	✓
White finished staircase handrail	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓
Groove patterned smooth internal door with chrome lever on rose door handles. 4 panel 'ladder style'	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓
Walls painted in soft white/white emulsion	✓	✓
Woodwork painted white	✓	✓
Integrated wardrobe to master bedroom	-	-
Fitted wardrobe system to master bedroom - mirror finish	✓	✓
Fitted wardrobe system to bedroom 2	○	○
Landscaping		
Turf to front garden	✓	✓
1,800mm high, larch lap/close board boundary and divisional fencing to rear garden	✓	✓

Conservatories are optional depending on plot and build stage, please refer to site plan and Sales Adviser on development for full details.



Make Our House Your Home

When you reserve your home our Choices Adviser will contact you to make an appointment for you to visit our Choices Centre. Then you can start to make the choices that will turn our house into your dream home. From the type of kitchen units you'd like, to the surfaces you prepare dinner on, from what kind of fridge to how cool you want your lighting to be, the choice is yours.

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.