

Specification

All Housetypes
(where applicable)

Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
Bullnosed 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 chimney hood and splashback to hob	✓
Stainless steel 4-burner gas or electric ceramic hob	✓
Stainless steel single fan oven	✓
Stainless steel single multi-function fan oven	○
Stainless steel double multi-function fan oven	○
Space for in-column fridge/freezer	✓
Housing for integrated fridge/freezer (appliances not included)	✓
Integrated fridge/freezer	○
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
3 spot LED track light to ceiling	✓
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
Soft close toilet seat to bathroom WC	✓
Lever operate chrome monobloc mixer taps	✓
Chrome look electric shower to Pushkin house type only	✓
Bar style chrome shower mixer valve	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓
Shaver point to en-suite	○
Drum type low energy light to ceiling	✓
LED downlighters to ceiling	○
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓
Ceramic floor tiles	○

- ✓ Standard
- Optional Extra
- Not Available

Electrical

Mains wired (with battery back-up) smoke and carbon dioxide detectors	✓
Power and lighting to garage (where within property curtilage)	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
PIR operated porch light	✓
Front doorbell and chime	✓
Intruder alarm	○

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 bathroom/en-suite	○

Exterior

Double glazed PVCu windows	✓
Double glazed PVCu french casement doors to patio	✓
PVCu fascias, soffits and gutters	✓
Multi-point door locking system to front and rear doors	✓
Up-and-over steel garage door (where appropriate)	✓
House numbers ready fitted	○
Outside cold water tap	○

Decorative

Stop chamfer moulded spindles and newels to staircase	✓
Ovolo moulded skirting boards and architraves	✓
2-panel moulded smooth internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in soft white/white emulsion	✓
Woodwork painted satin white	✓
Fitted wardrobe to master bedroom	○
Fitted wardrobe to bedroom 2	○

Landscaping

Turf to front garden	✓
1,800mm high, larch lap fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	✓
1,800mm high, larch lap/close board boundary fencing	○
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.