

Specification

All Housetypes
(where applicable)

Kitchens

Contemporary styled fitted kitchen with choice of frontals	✓
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 chimney hood and splashback to hob	✓
Integrated hood with frontal match door	○
Stainless steel 4-burner gas hob	✓
Upgraded hob (range of options available)	○
Stainless steel single fan oven	✓
Stainless steel single multi-function fan oven	○
Stainless steel double fan oven	○
Integrated fridge/freezer	✓
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
LED downlighters to underside of wall units	○
3 spot LED track light to ceiling	✓
LED downlighters 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 only	✓
Soft close toilet seats to other areas	○
Lever operate chrome monobloc mixer taps (to basin only)	✓
Concealed thermostatic valve with wall mounted control and overflow filler to bath	✓
At least one complete shower	✓
Low profile shower tray with stainless steel framed clear glass enclosure (en-suites only)	✓
Shaver point to en-suite	○
LED downlighters to wet areas	✓
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to wet walls only incorporating bath or basin (bathroom and en-suite only)	✓
900mm wide splashback panel to basin in WC's	✓
Ceramic floor tiles	○

- ✓ Standard
- Optional Extra
- Not Available

Electrical

Mains wired with battery back-up smoke detectors	✓
Sealed battery operated carbon monoxide detector	✓
Power and lighting to garage	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
LED porch light with PIR	✓
Front doorbell and chime	✓
Intruder alarm	○
USB charging point to kitchen	✓

Heating

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Myson Touch heating controller	✓
Chrome towel radiator to bathroom/en-suite (where layout permits)	○

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 with oak finished handrail	✓
Ovolo moulded skirting boards and architraves	✓
Ladder style 4 panel moulded internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in white emulsion	✓
Woodwork painted white	✓
Fitted sliding wardrobe system to master bedroom only	✓
Fitted sliding wardrobe system to other bedrooms	○

Landscaping

Turf to front garden	✓
Turf to rear garden	○
1,800mm high, fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	✓

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.