

## Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices

40mm PVC edged or 40mm Premium Range (Current choice of 14 PVC edged and 6 premium worktops) with matching 95mm post-formed upstand to walls

Built-in Zanussi stainless steel double multi-function oven (where layout permits)

Zanussi induction hob with Zanussi, integrated extractor hood and wide glass splashback

Zanussi 70/30 fridge/freezer or separate fridge and freezer depending on the kitchen layout configuration

Zanussi integrated dishwasher

Blanco Lanis 1½ bowl slim-line stainless steel sink top and Vado Kori style taps

LED HD square lights to underside of wall units

LED satin chrome downlights

Plumbing and electrics for washing machine

## Bathroom/En-Suites

Ideal Standard's Concept contemporary style white sanitaryware

Soft close toilet seat to bathroom

Rainhead shower to en-suite

Low profile shower tray with silver framed clear glass enclosure

Tiling - bathrooms - half tiling to wet walls. Where a bathroom has over-bath shower the wall of the bath perimeter will be fully tiled

Tiling - en-suites - fully tiled shower cubicle enclosure and half tiling to wet walls

Tiling - WC - hand wash basins will have a splash-back tile

LED brushed steel downlights

## Electrical

TV socket to lounge and master bedroom

BT and Virgin Media ready

White sockets and switches

USB charging socket to kitchen

Front doorbell and chime

Battery operated carbon monoxide detectors (locations vary)

Mains wired (with battery back-up) smoke detectors

PIR operated porch light

Power and lighting to integral garages

## Heating

Gas fired central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating zones (where applicable)

## Decorative

Moulded skirting boards and architraves

Moulded spindles and newels to staircase

Smooth finish ceilings, painted in white

White internal ladder profile style doors with brass handles

Walls painted in white

Woodwork painted in white

Fitted wardrobe to master bedroom

## Exterior

Double glazed PVCu windows

Double glazed PVCu french casement doors to patio/garden deck area (where layout permits)

PVCu fascias, soffits and rainwater goods

Multi point locking system to front and rear/side doors

House numbers ready fitted

Roller shutter garage doors (where applicable)

## Landscaping

Turf to front garden

1.8m close board solid fencing with matching gate (rear garden)

1.8m close board solid fencing between plots

Rotovated top soil to rear garden

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager 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.

Specification  
Housetypes

**miller homes**

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm

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## Kitchen/Laundry

Contemporary style fitted kitchen in a selection of colour choices with 40mm premium range worktop

Built-under or built-in Zanussi stainless steel single fan oven

Zanussi stainless steel gas hob with Zanussi chimney hood and stainless steel splashback

Zanussi 70/30 fridge/freezer or separate fridge and freezer depending on the kitchen layout configuration

Zanussi integrated dishwasher

Zanussi integrated Washer/Dryer machine to be fitted.

Blanco Lanis 1½ bowl slim-line stainless steel sink top and Vado Kori style taps

LED HD square lights to underside of wall units

LED satin chrome downlights

Amtico click to open plan Hall, Kitchen, Dining and Lounge area (colour choices available)

## Bathroom/En-Suites

Ideal Standard's Concept contemporary style white sanitaryware

Soft close toilet seat to bathroom and en suite

Low profile shower tray with silver framed clear glass enclosure

Rainhead shower to bathroom and en-suite (where applicable)

Tiling - bathrooms - half tiling to wet walls. Where a bathroom has over-bath shower the wall of the bath perimeter will be fully tiled

Tiling - en-suites - fully tiled shower cubicle enclosure and half tiling to remaining walls

LED brushed steel downlights

Porcelanosa range flooring to all wet rooms (colour choices available)

## Electrical

BT and digital point to lounge, master bedroom and bedroom 2

BT and Virgin Media ready

White sockets and switches

USB charging socket to kitchen

Door entry system (refer to communal specification)

Battery operated carbon monoxide detectors (locations vary)

Mains wired (with battery back-up) smoke detectors

## Heating

Gas fired central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating (where applicable)

## Exterior

Double glazed PVCu windows

Double glazed PVCu french casement doors (where layout permits)

Multi point locking system to fire check main entrance door

Apartment numbers ready fitted

Post box located in the communal post area

Designated parking bay (as detailed within planning layout)

## Decorative

Moulded skirting boards and architraves

Smooth finish ceilings, painted in white

White internal ladder profile style doors with brass handles

Walls painted in white

Woodwork painted in white

Fitted wardrobe to master bedroom

Carpets to bedrooms (colour choices available)

LED downlights to all areas

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