

- ✓ Standard
- Optional Extra
- Not Available

|  | Tolkien | Darwin | Darwin DA | Kipling | Malory | Rolland | Esk | Chadwick |
|--|---------|--------|-----------|---------|--------|---------|-----|----------|
| <b>Kitchens</b>  |         |        |           |         |        |         |     |          |
| Contemporary styled fitted kitchen with choice of mix-n-match frontals                             | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Square PVC edged worktop with upstand to wall  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Stainless steel one and half bowl sink (where layout permits) and Vado Kori style tap              | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Stainless steel single bowl sink and Vado Chelsea style tap to utility (where layout permits)      | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Stainless steel chimney style extractor and stainless steel 60cm splashback to hob                 | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Integrated cooker hood extractor and black glass splashback to hob                                 | -       | -      | -         | -       | -      | -       | -   | -        |
| Stainless steel 60cm gas hob   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| 60cm Zanussi induction hob   | -       | -      | -         | -       | -      | -       | -   | -        |
| Stainless steel single fan oven  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| 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  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Plumbing and electrics for washing machine   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Integrated washing machine   | ○       | ○      | ○         | ○       | ○      | ○       | ○   | ○        |
| Integrated dishwasher  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| LED square lights 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  | ○       | ○      | ○         | ○       | ○      | ○       | ○   | ○        |
| <b>Bathrooms</b>   |         |        |           |         |        |         |     |          |
| Ideal Standard's contemporary styled 'Concept Cube' bathroom suite                                 | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Soft close toilet seat to bathroom WC  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Soft close toilet seats to en-suite and WC's   | ○       | ○      | ○         | ○       | ○      | ○       | ○   | ○        |
| Wall mounted chrome bath filler to bathroom  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Wall mounted thermostatic bar style shower valve to en-suite                                       | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Low profile shower tray with silver finish framed clear glass enclosure                            | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Shaver point to en-suite and/or bathroom   | ○       | ○      | ○         | ○       | ○      | ○       | ○   | ○        |
| LED downlighters to ceiling of bathroom, en-suite and WC   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Full height ceramic tiling to shower area  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Half height ceramic tiling to walls incorporating sanitaryware appliances to bathroom and en-suite | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Tiled panel to wash hand basin to WC   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Ceramic floor tiles  | ○       | ○      | ○         | ○       | ○      | ○       | ○   | ○        |

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# Specification

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|---|---------|--------|-----------|---------|--------|---------|-----|----------|
| <b>Electrical</b>   |         |        |           |         |        |         |     |          |
| Mains wired (with battery back-up) carbon dioxide detectors (except where boiler located in garage) | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Power and lighting to garage  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| TV socket to lounge and master bedroom  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| BT socket   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| PIR operated porch light  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Front doorbell and chime  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Intruder alarm  | ○       | ○      | ○         | ○       | ○      | ○       | ○   | ○        |
| <b>Heating</b>  |         |        |           |         |        |         |     |          |
| Gas central heating throughout  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Thermostatically controlled radiators to all rooms (except where room thermostat is fitted)         | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Programmable control of heating zones (where applicable)  | -       | -      | -         | -       | -      | -       | -   | ✓        |
| Chrome towel radiator to bathroom/en-suite  | ○       | ○      | ○         | ○       | ○      | ○       | ○   | ○        |
| <b>Exterior</b>   |         |        |           |         |        |         |     |          |
| Double glazed PVC-u windows (where planning permits)  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Double glazed PVC-u French casement doors to patio (where layout permits)                           | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| PVC-u fascias, soffits and gutters (where planning permits)   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Multi-point door locking system to front, rear and side doors                                       | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Up-and-over steel garage vehicular door   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| House numbers ready fitted  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Outside cold water tap  | ○       | ○      | ○         | ○       | ○      | ○       | ○   | ○        |
| <b>Decorative</b>   |         |        |           |         |        |         |     |          |
| Stop chamfer moulded spindles, newel posts and caps to staircase                                    | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Softwood staircase handrail, painted white  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| American white oak staircase handrail, stained clear  | -       | -      | -         | -       | -      | -       | -   | -        |
| Ovolo moulded skirting boards and architraves   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Cottage style internal doors with chrome lever handle on rose                                       | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Smooth finish ceilings, painted in white emulsion   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Walls painted in white emulsion   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Woodwork painted gloss white  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Fitted wardrobe system to master bedroom  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| Fitted wardrobe system to bedroom 2   | ○       | ○      | ○         | ○       | ○      | ○       | ○   | ○        |
| <b>Landscaping</b>  |         |        |           |         |        |         |     |          |
| Turf to front garden  | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |
| 1,800mm high, close board boundary and divisional fencing   | ✓       | ✓      | ✓         | ✓       | ✓      | ✓       | ✓   | ✓        |

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