### Heating
- Gas central heating throughout
- Thermostatically controlled radiators to all rooms (except where thermostat is fitted)
- Programmable control of heating zones

### Exterior
- Double glazed PVCu windows and french doors (where planning permits)
- PVCu fascia, 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

### Decorative
- Moulded skirtings and architraves
- White internal doors
- Integrated wardrobe to master bedroom
- All ceilings smooth finished and painted in white
- All internal walls painted in white
- All woodwork painted white

### Landscaping
- Turf to front garden
- Rear garden rotovated and topsoiled
- Fencing to plot boundary as per boundary treatment layout (please ask Sales Adviser for details)

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Miller Homes offers a wide range of optional extras to allow you to personalise your new home. Options available depend on build stage, please ask the Development Sales Manager for more information.

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. Photography represents typical Miller Homes’ fittings and options.
### Kitchens
Contemporary style fitted kitchen with a selection of colour choices
- Hard-wearing and stylish laminate worktop with upstand to walls
- Stainless steel extractor hood and splashback to hob
- Stainless steel 4-burner gas hob
- Plumbing and electrics for washing machine (appliance not included)
- Plumbing and electrics for dishwasher (appliance not included)
- Hard-wearing and stylish laminate worktop with upstand to walls
- Stainless steel extractor hood and splashback to hob
- Stainless steel 4-burner gas hob
- Stainless steel single fan oven
- Stainless steel 4-burner gas hob
- Plumbing and electrics for washing machine (appliance not included)
- Plumbing and electrics for dishwasher (appliance not included)

### Bathrooms
Contemporary style white sanitaryware to bathroom, en-suite and WC
- Soft close toilet seat to bathroom
- Low profile shower tray and glass enclosure with chrome style detailing
- Low profile shower tray and glass enclosure with chrome style detailing

### Electrical
- White sockets and switches
- TV socket to lounge (cable fitted to loft)
- BT socket (house types vary - see drawings for locations)
- PIR operated porch light (front door)
- Front doorbell and chime
- Mains wired smoke detectors with battery back-up
- Sealed battery operated carbon dioxide detectors
- USB socket in kitchen

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<th>Lockhart</th>
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