

# Specification

	Halifax	Osprey	Stirling	Dakota	Blenheim	Lancaster	Canberra	Lysander	Spitfire Apts	Tempest Apts
<b>Kitchens</b>										
Contemporary styled fitted kitchen with choice of kitchen frontal colours	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven ('A' energy rating)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	○	○	○
Stainless steel double multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	○	○	○
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer ('A+' energy rating)	○	○	○	○	○	○	○	○	○	○
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine or washer/dryer	○	○	○	○	○	○	○	○	○	○
Freestanding washer/dryer	✓	○	○	○	○	○	○	○	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	○	○	○	○	○	○	○	○	○	○
Lighting to underside of wall units	○	○	○	○	○	○	○	○	○	○
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○	○	○	○
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○	-	-

## Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to main bathroom WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finished electric shower	-	✓	✓	✓	-	-	-	✓	✓	-
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient 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

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<b>Electrical</b>										
Mains wired smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where attached to property)	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Power and lighting to detached garage (where in curtilage)	○	○	○	○	○	○	○	○	-	-
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	○	○	○	○	○	○	○	○	○	○
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Intruder alarm	○	○	○	○	○	○	○	○	-	-
<b>Heating</b>										
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	○	○	○	○	○	○	○	○	○	○
<b>Exterior</b>										
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	-	✓	✓	✓	✓	✓	✓	✓	-	-
PVCu fascia, soffit and gutters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where garage provided)	✓	✓	✓	✓	✓	✓	✓	✓	-	-
<b>Decorative</b>										
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Clear finished natural oak staircase handrail	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vertical 5-panel moulded internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobe to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○	○	○	○
<b>Landscaping</b>										
Turf to front garden/soft landscaped	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Turf to rear garden	○	○	○	○	○	○	○	○	-	-
1,800mm high, larch lap/close board boundary fencing (please refer to siteplan)	✓	✓	✓	✓	✓	✓	✓	✓	-	-

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.