

Specification

Kitchens

✓ Standard	Contemporary styled fitted kitchen with choice of frontal colours	✓
- Not Available	Bullnosed edged worktop with upstand to wall	✓
	Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
	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)	✓
	Integrated fridge/freezer ('A+' energy rating)	✓
	Plumbing and electrics for washing machine	✓
	Integrated washing machine or washer/dryer	✓
	Plumbing and electrics for dishwasher	✓
	Integrated dishwasher	✓
	Lighting to underside of wall units	✓
	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 (as phase 1)	✓
	Water efficient dual flush toilets	✓
	Soft close toilet seat to bathroom WC	✓
	Lever operate chrome monobloc mixer taps	✓
	Bar style chrome shower mixer valve	✓
	Low profile shower tray with framed clear glass enclosure	✓
	Shaver point to en-suite	✓
	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	✓
	fittings and options.	✓

Electrical

Smoke and carbon monoxide detectors	✓
Power and lighting to garage	✓
TV socket to lounge	✓
TV socket to kitchen and bedrooms	✓
BT socket	✓
Porch light with energy efficient LED bulb	✓
Front doorbell and chime	✓
Intruder alarm	✓

Heating

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	✓

Exterior

Double glazed UPVC white windows	✓
Double glazed UPVC French casement doors to patio (selected plots)	✓
PVCu fascias, soffits and gutters (where planning permits)	✓
Multi-point door locking system to front and rear doors	✓
House numbers ready fitted	✓
Outside cold water tap (to rear of house)	✓

Decorative

Stop chamfer moulded spindles and newels to staircase	✓
Clear finished natural oak staircase handrail	✓
Moulded skirting boards and architraves	✓
Moulded internal panel doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in white emulsion	✓
Woodwork painted satin white	✓
Fitted wardrobes	✓

Landscaping

Turf to front garden/soft landscaping	✓
Turf to rear garden	✓
1,800mm high, larch lap/close board boundary fencing (please refer to site plan for plot specific boundary finishes)	✓

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.