

Specification

Kitchens

	Aster	Violet	Dahlia	Freesia	Jasmine	Acacia	Lily	Iris
Contemporary styled fitted kitchen with choice of 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	-	-	-	-	-	✓	-	-
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	○	○	○	○	○	○	○	○
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 bathroom WC	✓	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	-	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with framed clear glass enclosure	-	✓	✓	✓	✓	✓	✓	✓
Glass screen over bath where no shower enclosure	✓	-	-	-	-	-	-	-
Shaver point to en-suite	-	○	○	○	○	○	○	○
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	✓	✓	✓	✓	✓	✓	✓
Full height tiling around bath where shower over bath	✓	-	-	-	-	-	-	-
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○
Ceramic tiled splash back to wash hand basin in WC	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

	Aster	Violet	Dahlia	Freesia	Jasmine	Acacia	Lily	Iris
Electrical								
Smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where attached to property)	Refer to sales representative							
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	○	○	○	○	○	○	○	○
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 PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap (adjacent to kitchen sink)	○	○	○	○	○	○	○	○
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	✓	✓	✓	✓	✓	✓	✓	✓
Integrated wardrobe to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓
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 Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or 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.