**Specification**

**Kitchen**
- Professionally designed contemporary kitchen with square-edged laminate work surfaces with upstand to wall
- Stainless steel one and a half bowl slimline sink with mixer tap
- Built-in stainless steel single oven, gas hob and extractor hood to 2 and 3 bedroom homes
- Built-in stainless steel double oven, 5-ring gas hob and stainless steel/glass chimney extractor hood to all 4 and 5 bedroom homes
- Integrated fridge freezer

**Bathroom, En-Suite and WC**
- Contemporary styled white bathroom suites
- Soft close toilet seat to main bathroom
- Concealed thermostatic valve with wall-mounted control for bath filler
- Heated chrome towel radiator to en-suite bathroom
- Porcelanosa ceramic floor tiling to family bathroom and master en-suite to all 4 and 5 bedroom homes

**Heating, Lighting & Internal Finishes**
- Downlighters to kitchen, family bathroom, en-suite and cloakroom
- Staircases - oak handrail with all other components finished in white
- Energy-efficient gas-fired central heating
- White ladder style internal doors with smooth finish
- Smooth finish ceilings painted in white
- Fitted wardrobes to master bedroom

**External Details**
- Turf to front garden
- Outside water tap on wall adjacent to kitchen sink, where applicable
- Sealed unit double-glazed windows throughout
- Patio area to rear garden using yellow buff textured paving slabs
- House numbers ready fitted
- External power point to front of property
- External power point to rear of property to all 4 and 5 bedroom homes

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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.