Kitchens
Contemporary styled fitted kitchen with choice of kitchen frontal colours  
- Standard
- Optional Extra
- Not Available
- Not Available
Solid wood edge worktop with upstand to wall
- Standard
- Optional Extra
- Not Available
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap
- Standard
- Optional Extra
- Not Available
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)
- Standard
- Optional Extra
- Not Available
Stainless steel chimney hood and splashback to hob
- Standard
- Optional Extra
- Not Available
Stainless steel 4-burner gas hob
- Standard
- Optional Extra
- Not Available
Stainless steel single multi-function fan oven (A energy rating)
- Standard
- Optional Extra
- Not Available
Stainless steel double multi-function fan oven (A energy rating)
- Standard
- Optional Extra
- Not Available
Housing for integrated fridge/freezer (appliances not included)
- Standard
- Optional Extra
- Not Available
Integrated fridge/freezer
- Standard
- Optional Extra
- Not Available
Plumbing and electrics for washing machine
- Standard
- Optional Extra
- Not Available
Integrated washing machine or washer dryer
- Standard
- Optional Extra
- Not Available
Plumbing and electrics for dishwasher
- Standard
- Optional Extra
- Not Available
Integrated dishwasher
- Standard
- Optional Extra
- Not Available
Lighting to underside of wall units
- Standard
- Optional Extra
- Not Available
3 spot energy efficient LED track light to ceiling
- Standard
- Optional Extra
- Not Available
Energy efficient LED downlighters to ceiling
- Standard
- Optional Extra
- Not Available
Brushed stainless steel sockets and switches
- Standard
- Optional Extra
- Not Available
Integrated dishwasher
- Standard
- Optional Extra
- Not Available
Walls painted in white emulsion
- Standard
- Optional Extra
- Not Available
Smooth finish ceilings, painted in white emulsion
- Standard
- Optional Extra
- Not Available
Moulded internal doors with chrome lever on rose door handles
- Standard
- Optional Extra
- Not Available
Moulded skirting boards and architraves
- Standard
- Optional Extra
- Not Available
Clear finished natural oak staircase handrail - Decorative op chamfer moulded spindles and newels to staircase
- Standard
- Optional Extra
- Not Available
Clear finished natural oak staircase handrail
- Standard
- Optional Extra
- Not Available
Moulded skirting boards and architraves
- Standard
- Optional Extra
- Not Available
Moulded internal doors with chrome lever on rose door handles
- Standard
- Optional Extra
- Not Available
Smooth finish ceilings, painted in white emulsion
- Standard
- Optional Extra
- Not Available
Walls painted in white emulsion
- Standard
- Optional Extra
- Not Available
Woodwork painted satin white
- Standard
- Optional Extra
- Not Available
Fitted wardrobe to master bedroom
- Standard
- Optional Extra
- Not Available
Fitted wardrobe system to bedroom 2
- Standard
- Optional Extra
- Not Available
Ceramic floor tiles
- Standard
- Optional Extra
- Not Available

Bathrooms
Ideal Standard’s contemporary styled ‘Concept Cube’ bathroom suite
- Standard
- Optional Extra
- Not Available
Water efficient dual flush toilets
- Standard
- Optional Extra
- Not Available
Soft close toilet seat to bathroom WC only
- Standard
- Optional Extra
- Not Available
Leaver operate chrome monobloc mixer tap to basin
- Standard
- Optional Extra
- Not Available
Wall mounted bath filler controls
- Standard
- Optional Extra
- Not Available
Bar style chrome shower mixer valve to en-suites
- Standard
- Optional Extra
- Not Available
Low profile shower tray with framed clear glass enclosure
- Standard
- Optional Extra
- Not Available
Shower point to en-suite
- Standard
- Optional Extra
- Not Available
Energy efficient LED downlighters to ceiling
- Standard
- Optional Extra
- Not Available
Full height ceramic tiling to shower area
- Standard
- Optional Extra
- Not Available
Half height ceramic tiling to walls incorporating sanitaryware appliances
- Standard
- Optional Extra
- Not Available
Ceramic floor tiles
- Standard
- Optional Extra
- Not Available

Electrical
Master bedroom linked smoke detectors
- Standard
- Optional Extra
- Not Available
Power and lighting to garage (where garage attached to property/within curtilage)
- Standard
- Optional Extra
- Not Available
TV socket to lounge and master bedroom
- Standard
- Optional Extra
- Not Available
TV socket to kitchen
- Standard
- Optional Extra
- Not Available
BT socket
- Standard
- Optional Extra
- Not Available
Porch light with energy efficient LED bulb
- Standard
- Optional Extra
- Not Available
Front doorbell and chime
- Standard
- Optional Extra
- Not Available
Intruder alarm
- Standard
- Optional Extra
- Not Available

Heating
Gas central heating throughout
- Standard
- Optional Extra
- Not Available
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)
- Standard
- Optional Extra
- Not Available
Programmable control of heating zones
- Standard
- Optional Extra
- Not Available
Chrome towel radiator to bathroom/en-suite
- Standard
- Optional Extra
- Not Available

Exterior
Double glazed PVCu windows
- Standard
- Optional Extra
- Not Available
Double glazed PVCu French casement doors to patio
- Standard
- Optional Extra
- Not Available
PVCu fascias, soffits and gutters
- Standard
- Optional Extra
- Not Available
Multi-point door locking system
- Standard
- Optional Extra
- Not Available
Up-and-over steel garage door (where garage provided)
- Standard
- Optional Extra
- Not Available
House numbers ready fitted
- Standard
- Optional Extra
- Not Available
Outside cold water tap
- Standard
- Optional Extra
- Not Available

Decorative
Intruder alarm
- Standard
- Optional Extra
- Not Available

Lanscaping
Low maintenance easy care gardens
- Standard
- Optional Extra
- Not Available
Rainwater harvesting system
- Standard
- Optional Extra
- Not Available

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 sale. 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
- Ideal Standard's contemporary styled 'Concept Cube' bathroom suite
- Water efficient dual flush toilets.
- Soft close toilet seat to bathroom WC only
- Lever operate chrome monobloc mixer tap to basin
- Wall mounted bath filler controls
- Bar style chrome shower mixer valve to en suites
- Low profile shower tray with framed clear glass end screen
- Shower 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

### Bathrooms
- Contemporary styled fitted kitchen with choice of kitchen frontal colours
- Full height ceramic tiling to walls incorporating sanitaryware appliances
- Full height ceramic tiling to shower area
- Energy efficient LED downlighters to ceiling
- Shaver point to en-suite
- Wall mounted bath filler controls
- Lever operate chrome monobloc mixer tap to basin
- Shower point to en suite
- Half height ceramic tiling to walls incorporating sanitaryware appliances
- Ceramic floor tiles

### Electrical
- Intruder alarm
- Programmable control of heating zones
- Chrome towel radiator to bathroom/en-suite
- Programmable control of heating zones
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