

Specification

Kitchens

- Contemporary styled fitted kitchen with choice of mix-n-match frontals
- Square PVC 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 5-burner gas or electric ceramic hob
- Stainless steel single fan oven
- Stainless steel single multi-function fan oven
- Stainless steel double multi-function fan oven
- Stainless steel integrated microwave oven (where layout permits)
- Housing for integrated fridge/freezer (appliances not included)
- Integrated fridge/freezer
- Plumbing and electrics for washing machine
- Integrated washing machine
- Plumbing and electrics for dishwasher
- Integrated dishwasher
- LED lights to underside of wall units
- 3 spot LED track light to ceiling
- LED downlighters to ceiling
- Brushed stainless steel sockets and switches
- Ceramic floor tiles

Bathrooms

- Ideal Standard's contemporary styled bathroom suite
- Soft close toilet seat to bathroom
- Wall mounted bath filler to bath
- Thermostatic shower mixer valve (primary shower)
- Thermostatic shower mixer valve (secondary shower)
- Electric shower (secondary shower)
- Additional over bath shower (thermostatic)
- Additional over bath shower (electric)
- Low profile shower tray with stainless steel framed clear glass enclosure
- Shaver point to en-suite
- LED downlighters to ceiling (bathrooms and en-suites only)
- Full height ceramic tiling to shower area
- Half height ceramic tiling to walls incorporating sanitaryware appliances (bathrooms and en-suites)
- 1,200mm x 900mm wide ceramic tiling panel to WC basin
- Ceramic floor tiles

- ✓ 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 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.

Specification

Electrical

- Battery operated carbon monoxide detectors
- Mains wired (with battery back-up) smoke detectors
- Power and lighting to attached or integral garages
- Power and lighting to detached garage
- TV socket to lounge and master bedroom
- BT socket
- PIR operated porch light
- Front doorbell and chime
- Intruder alarm
- USB charging socket to kitchen

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 (where planning permits)
- Double glazed PVCu french casement doors to patio (where layout permits)
- PVCu fascias, soffits and gutters (where planning permits)
- Multi-point door locking system to front and rear doors
- Up-and-over steel garage door
- House numbers ready fitted
- Outside cold water tap

Decorative

- Moulded spindles and newels to staircase
- Moulded skirting boards and architraves
- White ladder style internal doors with chrome lever
- Smooth finish ceilings, painted in white emulsion
- Walls painted in white emulsion
- Woodwork painted satin white
- Integrated wardrobe to master bedroom
- Fitted wardrobe system to bedroom 2
- Fitted wardrobe system to bedroom 3

Landscaping

- Turf to front garden
- 900mm post and rail between plots. 1,800mm close board to rear boundary only
- 1,800mm high, close board boundary fencing
- Side gate

- ✓ Standard
- Optional Extra
- Not Available

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