

Branston Leas Phase 5A
Core Range
Sales Specification & Finishes.
June 2024
R9119-SMH-24-XX-SP-K-5400
Rev Co2
Plots applicable: 1-36, 65-100

H2B623G/P - The Alban (S/T)
H2B759 - The Loxley (S/T)
H3B777G/P - The Lawrence (S/T)
H3B823G/P - The Mirin (S/T)
H3B909 - The Houghton (S)
H3B922 - The Webster (S/T)
H3B974 - The Theo (S/T)

Kitchen								
A choice of Symphony base and wall units fitted with soft closers to drawers and doors.				•	•			
gocm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings).						•	•	
A choice of 40mm laminated worktops and matching upstands with stainless steel splashback behind hob.				-				
Stainless steel built in tall double fan oven with 90cm six burner gas hob and 90cm chimney extractor hood.								_
Refer to the kitchen design.								•
Stainless steel built under single fan oven with 60cm four burner gas hob and 60cm chimney extractor hood.	-						-	
Refer to the kitchen design.								
Integrated fridge/freezer 50/50 split.								-
Space for fridge/freezer.	•	•	•	•	•	•		
American Fridge Freezer (Almond Only) - Plumbed in.								
Plumbing for washing machine or washer dryer space. (Washing machine or washer dryer available as a sales extra).	•	•	•	•				
Plumbed freestanding washer dryer.								
Washer dryer space (available as a sales extra).							•	
Integrated dishwasher.								•
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).	•	•	•	-	•	•	•	
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Deluxe offer changes to a bowl and a half sink).	•	•	•	-	•	•	•	•
Downlights to kitchen area and low voltage under wall unit lighting.								
4 way spotlight fitting to kitchen area.	•	•	•	-	•	•	•	
Utility / Utility Cupboard / Laundry (where applicable)								
Units to match main kitchen.					•			
A choice of 40mm laminated worktops and matching upstands.					•	-		•
Plumbing for washing machine or washer dryer space.								
(Washing machine or washer dryer available as a sales extra).								
Tumble dryer space. (Space only - appliance to be self purchased & installed)					•	•		
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Refer to working drawing for placement).								
2 burner electric hob.								
Bathroom								
Ideal Standard i.Life acrylic water saving bath with Roper Roads bath panel and frameless hinged Merlyn shower screen and thermostatic shower with		_						
connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath.	•	•						
Ideal Standard i.Life acrylic water saving bath with Roper Roads bath panel without shower and screen with Cerabase Single Lever Bath Filler. Half height tiling to perimeter of bath.			•	•	•	•	•	•
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower.	I							
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure								
Full height tiling to shower enclosure JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height								
Full height tiling to shower enclosure JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to shower enclosure. Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistern. Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste –							•	•
Full height tiling to shower enclosure JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to shower enclosure. Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistern.								



Downlights.

ST.MODWEN HOMES	Branston Leas Phase 5A Core Range Sales Specification & Finishes. June 2024 R9119-SMH-24-XX-SP-K-5400 Rev Co2 Plots applicable: 1-36, 65-100	H2B623G/P - The Alban (S/T)	H2B759 - The Loxley (S/T)	H3B777G/P - The Lawrence (S/T)	H3B823G/P - The Mirin (S/T)	H3B9o9 - The Houghton (S)	H3B922 - The Webster (S/T)	H3B974 - The Theo (S/T)	H3B1021G/P - The Edwena (D/S)
Tiled finish to window cills (if window shown on plot specific drawi		-			-	•		•	-
Downlights.									•
Low Energy batten light fitting.		-	-	-	-	-	-	•	
Second Bathroom (where provided)									
Ideal Standard i.Life acrylic water saving bath with Roper Roads ba height tiling to perimeter of bath.	th panel without shower and screen with Cerabase Single Lever Bath Filler. Half								
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close	seat & cover and 4/2.6 litre cistern.								
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height p chrome.	edestal, with Ideal Standard Cerabase single-lever basin mixer and click waste –								
Half height wall tiling behind sanitaryware									
Downlights.									
Master En-suite (where provided)									
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to shower enclosure.				٠					
JT Fusion Shower tray and Merlyn bi-folding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure.						•			
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure.					٠		-		٠
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard <u>electric</u> shower. Full height tiling to shower enclosure.								-	
connection hose from bath mixer taps to Ideal Rain S3 shower head									
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close	seat & cover and 4/2.6 litre cistern.			•	•	•	•	•	•
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height p chrome.	edestal, with Ideal Standard Cerabase single-lever basin mixer and click waste –			٠	٠	٠	•	-	٠
Half height wall tiling behind sanitaryware.				•	•	•	•	•	•
Tiled finish to window cills (if window shown on plot specific drawi	ngs).			-	•	•	-	•	•
Downlights.									•
Low Energy batten light fitting. Second En-suite (where provided)				•	•		•		
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed Full height tiling to shower enclosure.	side panel where applicable) with Ideal Standard <u>electric</u> shower.								
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Full height tiling to shower enclosure.	Standard <u>electric</u> shower.								
Ideal Standard i.Life acrylic water saving bath with Roper Roads ba connection hose from bath mixer taps to Ideal Rain S3 shower head	th panel and frameless hinged Merlyn shower screen and thermostatic shower with d. Full height tiling to perimeter of bath.								
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close	seat & cover and 4/2.6 litre cistern.								
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height p chrome.	edestal, with Ideal Standard Cerabase single-lever basin mixer and click waste –								
Half height wall tiling behind sanitaryware.									
Tiled finish to window cills (if window shown on plot specific drawin	ngs).								

ST. MODWEN HOMES Low Energy batten light fitting.	Branston Leas Phase 5A Core Range Sales Specification & Finishes. June 2024 R9119-SMH-24-XX-SP-K-5400 Rev Co2 Plots applicable: 1-36, 65-100	H2B623G/P - The Alban (S/T)	H2B759 - The Loxley (S/T)	H3B777G/P - The Lawrence (S/T)	H3B823G/P - The Mirin (S/T)	H ₃ B ₉ o ₉ - The Houghton (S)	H3B922 - The Webster (S/T)	H3B974 - The Theo (S/T)	H3B1021G/P - The Edwena (D/S)
Ideal Standard i.Life S, Compact close-coupled WC with slow-close seat & co		-					•	•	•
Ideal Standard i.Life A 40cm handrinse basin with 1 tap-hole and full height waste – chrome	pedestal with Ideal Standard Cerabase single-lever basin mixer and click	-	•	•	•	•	-	•	•
Wall tiling splashback above basin.		-		-	-		-		
Low Energy batten light fitting.		-	-	-	-	-	-	-	•
Shower Room (where provided)									
JT Fusion shower tray with Merlyn semi frameless bi-fold shower screen and height tiling to shower perimeter	d Ideal Standard <u>electric</u> shower mixer with Ideal Rain S3 shower head. Full								
Ideal Standard i.Life S, Compact close-coupled WC with slow-close seat & co	over and 4/2.6 litre cistern.								
Ideal Standard i.Life A 40cm handrinse basin with 1 tap-hole and full height waste – chrome	pedestal with Ideal Standard Cerabase single-lever basin mixer and click								
Wall tiling splashback above basin.									
Downlights.									
Bedrooms									
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold strips.				-	-	-	-		
Wardrobe to Bed 1, Open walk in wardrobe with clothes rails and shelving									
Wardrobe to Bed 1, Enclosed walk in wardrobe, door fitted with lever handle provided.									
Wardrobe to Bed 1 , door fitted with lever handles and latch to match the m	ain doors. Clothes rails and shelving to be provided.	•	•					•	•
Electrical Electrical Products in white to ANURS (LARG requirements)			_		_	_	_	_	
Electrical sockets in white to NHBC / LABC requirements.	for Hyperentic (where available)								
Lounge media plate pre-wired for BT & Terrestrial Digital TV and provision for Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyper									
Lounge and master bedroom provided with 1no. Deta double socket with U	·								
Family Room pre-wired for Terrestrial Digital TV.	SE charging ports.	_		_		_	-	-	
Data (telephone) point in bedroom 1 (Refer to Working drawings for exact l	ocation).	-	-	-		-		- 1	
Data (telephone) point in bedroom 2 (Refer to Working drawings for exact le									
Data (telephone) point in study (Refer to Working drawings for exact location									
2no. Deta double sockets and a data (telephone) point to allow for home wo	orking (Refer to Working drawings for exact location).	-	•	•	•	•	-	-	•
Door bell		•	-	•	•	•	-	•	•
Low energy lighting to Building Regulations standard.		•	•	•	•	•	-	•	•
Switched light and double socket to garage (where garage is integral or dire curtilage to include ducting for future fit of lighting and sockets. Refer to plo	, ,								•
Deta EV Charging Point - as standard on Approved Document:S applicable Location subject to site layout design.	sites only, unless required by planning – consult technical for confirmation -	•	•	•	•	•	•	•	•
Photovoltaic Panels - Subject to plot specific SAP assessment and plot orier	ntation	-	•	•	•	•	-	•	-
Heating									
Gas fired central heating with white radiators and thermostatic valves (as s	-	•	•	•	•	•	•	•	•
Thermostat with digital display. (Refer to Working drawings for exact locat	ion). Single zone	•	•					•	



Black gutters and downpipes.

ST.MODWEN HOMES	Branston Leas Phase 5A Core Range Sales Specification & Finishes. June 2024 R9119-SMH-24-XX-SP-K-5400 Rev Co2 Plots applicable: 1-36, 65-100	H2B623G/P - The Alban (S/T)	H2B759 - The Loxley (S/T)	H3B777G/P - The Lawrence (S/T)	H3B823G/P - The Mirin (S/T)	H ₃ B ₉ o ₉ - The Houghton (S)	H3B922 - The Webster (S/T)	Н3В974 - The Theo (S/T)	H3B1021G/P - The Edwena (D/S)
Thermostat with digital display. (Refer to Working drawings for exa		-							
Internal & External Windows & Doors									
uPVC high performance glazed windows/patio doors/bi-fold doors (ironmongery and window restrictors (where applicable).	where specified) frames to be white with sealed double glazed units, chrome	•		٠	•	•	٠	٠	٠
UPVC Utility doors to side/rear, frames and doors to be white.									
	pplicable) - style to be HNG1H, frames to be white, doors to be grey (RAL7016) to								
outside and white inside.	ppicable) - style to be filled if, frames to be writte, about to be grey (KAL/010) to	•	-	-	-	•	-	-	•
Garador Horizon up & over steel garage door with Plastisol finish (w	rhere applicable), to be grey (RAL7106).								
Suffolk grained, vertical grooved white water based gloss internal d		-				•		-	
Insulated, drop down, loft hatch.		•	•	•	•	•	•	•	•
Insulated, drop down, steel, fire rated loft hatch (to 2.5/3 storey hor	nes). Fire doors internal.								
Satin stainless steel finished curved mitred lever door furniture thro	ughout.	•	-	•		•	•	•	•
Decoration									
All walls to be finished in white matt emulsion.		-	-	-	-	-	-		
Ceiling finished in white matt emulsion.			•	•	•	•	•	•	•
White oil based gloss painted staircase with white gloss balustrades, handrails and newel caps.			-	-	•	•	-	•	
White oil based gloss painted staircase and balustrades with hardw	ood handrails and newel caps with osmose wax finish.								•
White oil based gloss painted 144mm x 18mm square edge MDF ski	rting, with feature square edged groove.	•	-	-	-	-	-	•	•
White oil based gloss painted 69mm x 22mm square edge MDF arch	itrave, with feature square edged groove.	-	-	-	-	-	-	-	•
White oil based gloss painted woodwork.		•	-	•	•	•	•	•	•
Security									
Multi-point door locking to external / french / patio / bi-fold doors		•	•	•	•	•	•	•	•
Windows fitted with window locks with key, unless fire escape.		•	-	•	•	•	•	•	
Mains supply smoke detectors to Building Regulation requirements		•	•	•	•	•	•	•	٠
Carbon monoxide alarm to Building Regulation requirements.		-	•	•	•	•	•	•	
Through door viewer and chain		•	•	•	•	•	•	•	٠
PIR controlled external light to front door.		-	•	•	•	•	•	•	
Pre-wire for external lights to rear and side doors.		•	_		•	•	•	•	•
External Features Front garden graded, turfed and planted as applicable.									
Rear garden graded and turfed as applicable.									
Fencing - 1800mm timber fencing with gate to rear or side boundari	es (type and position as indicated on site layouts)								
								_	
Paths - Buff paving flags as indicated on site layouts. (900mm wide path to front entrance, 600mm wide path to side pass	•	Ŀ	٠	٠	٠	٠	٠	٠	٠
Patio - Buff paving flags outside patio door as indicated on site layout.									
		•		-	-	-	-		_
Terrace Balconies - Buff paving flags to external walk-out balconies		·							
Terrace Balconies - Buff paving flags to external walk-out balconies Slim profile, grey top and white bottom GRP canopy above entranc	e door								٠
Terrace Balconies - Buff paving flags to external walk-out balconies Slim profile, grey top and white bottom GRP canopy above entranc Tarmac access drive/hardstanding or block paving with concrete ed	e door		:					:	
Terrace Balconies - Buff paving flags to external walk-out balconies Slim profile, grey top and white bottom GRP canopy above entranc	e door								٠



Branston Leas Phase 5A

Core Range

Sales Specification & Finishes.

June 2024

R9119-SMH-24-XX-SP-K-5400

Rev Co2

Plots applicable: 1-36, 65-100



Master En-suite (where provided)

Branston Leas Phase 5a
Core Range
Sales Specification & Finishes
Version 31.5
R9119-SMH-23-XX-SP-K-1001
Feb 2023
Plots 37-57

The Florian	The Nithard	The Loxley	Lawrence	Mirin	Webster	Theo
- The	The 1	- The	- The	- The	- The	- The
A1B530	et alba e c	H2B759	н3в777	нзв823	H3B922 (S/T)	H3B974 (S/T)
D - I	Detac	hed.	S/T	- Sen	ii	

Plots 37-57	~	Ĭ.		0.75	П.	H 65	H 32
Plots 37-37	1	Detac		d/End	- Sem		
				opmen			
Kitchen							
A choice of Symphony base and wall units fitted with soft closers to drawers and doors.	-	•	•	•	-	-	•
gocm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings).	-						
A choice of 40mm laminated worktops and matching upstands with stainless steel splashback behind hob.					-		•
Stainless steel built in tall double fan oven with 90cm six burner gas hob and 90cm chimney extractor hood.							
Refer to the kitchen design.							
stainless steel built under single fan oven with 6ocm four burner gas hob and 6ocm chimney extractor hood.							
Refer to the kitchen design.			_	_	_	_	
Integrated fridge/freezer 50/50 split.							
Space for fridge/freezer.	-	•	•	•	•	•	•
Plumbing for washing machine or washer dryer space if no Utility .							
(Washing machine or washer dryer available as a sales extra).							
Plumbed freestanding washer dryer.	•	•					
Integrated dishwasher.							
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).	•	•	•	•	•	•	•
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap.		-		-			
(Delux offer changes to a bowl and a half sink).							
Downlights to kitchen area and low voltage under wall unit lighting. (Delux package refer to separate schedule)							
4 way spotlight fitting to kitchen area.	-	•	•	•	•	•	
Utility / Utility Cupboard / Laundry (where applicable)							
Units to match main kitchen.							
A choice of 40mm laminated worktops and matching upstands.						•	
Plumbing for washing machine or washer dryer space .							
(Washing machine or washer dryer available as a sales extra).							
Tumble dryer space. (Space only - appliance to be self purchased & installed)						•	
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Refer to working drawing for placement).							
2 burner electric hob.							
Bathroom							
Ideal Standard bath with bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer taps to							
Ideal Rain S3 shower head. Full height tiling to perimeter of bath.	_	_	_				
Sales Option - Ideal Standard bath with bath panel and frameless hinged Merlyn shower screen and electric shower. Full height tiling to perimeter of bath.				0	0	0	
Ideal Standard bath without shower and screen with Ideal Standard chrome bath mixer tap. Half height tiling to perimeter of bath.				•	-	•	•
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure							•
Ideal Standard iLife open shrouded back WC with exposed close coupled cistern.	-	-					
Ideal Standard iLife washbasin on pedestal featuring chrome mono basin mixer tap.				•	•		•
Half height wall tiling behind sanitaryware							
Half height wall tiling behind WC & tiled splashback above basin.							
Tiled finish to window cills (if window shown on plot specific drawings).							
Downlights.						=	
Low Energy batten light fitting.		-	-				
Low Energy Datter light litting.							



ST. MODWEN HOMES	Branston Leas Phase 5a Core Range Sales Specification & Finishes Version 31.5 R9119-SMH-23-XX-SP-K-1001 Feb 2023	AlB530 - The Florian	AlB599 - The Nithard	H2B759 - The Loxley	H3B777 - The Lawrence	H3B823 - The Mirin	H3B922 - The Webster (s/T)	H3B974 - The Theo (S/T)
JT Fusion Shower tray and Merlyn bi-folding shower screen with Ide Full height tiling to shower enclosure.	ll Standard thermostatic shower.				•			
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal S Full height tiling to shower enclosure.	andard electric shower.							-
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal S Full height tiling to shower enclosure.	andard thermostatic shower.					٠	٠	-
Ideal Standard iLife open shrouded back WC with exposed close coupled cistern.					•	-	•	-
Ideal Standard iLife washbasin featuring chrome mono basin mixer tap.					•	-	-	-
Half height wall tiling behind sanitaryware.						-	-	-
Half height wall tiling behind WC & tiled splashback above basin.					•			
Tiled finish to window cills (if window shown on plot specific drawing	s).				•	-	-	-
Downlights.								
Low Energy batten light fitting.					•	•	•	•
Cloakroom / WC								
Ideal Standard iLife open shrouded back WC with exposed close cou	oled cistern.			•	•	•	•	•
Ideal Standard iLife washbasin on pedestal featuring chrome mono	asin mixer tap.			•	•	•	•	•
Ideal Standard iLife corner washbasin on pedestal featuring chrome	mono basin mixer tap.							
Wall tiling splashback above basin.				-	-	-	•	
Bedrooms								
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold	strips.				-	-	-	-
Wardrobe to Bed 1 , fitted with lever handles and latch to match the threshold strips.	main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with		٠	•				
Electrical								

П

Bedrooms

Electrical Electrical sockets in white to NHBC / LABC requirements. Lounge media plate pre-wired for BT & Terrestrial Digital TV and provision for Hyperoptic (where available). Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyperoptic (where available). Lounge and master bedroom provided with 1no. Deta double socket with USB charging ports. Family Room pre-wired for Terrestrial Digital TV. Data (telephone) point in bedroom 1 (Refer to Working drawings for exact location). Data (telephone) point in bedroom 2 (Refer to Working drawings for exact location). Data (telephone) point in study (Refer to Working drawings for exact location). • 2no. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location).

Door bell

Low energy lighting to Building Regulations standard.

Switched light and double socket to garage (where garage is integral or directly adjacent to the dwelling). All homes with detached garages within curtilage to include ducting for future fit of lighting and sockets. Refer to plot specific drawings.

PV panels on the roof

Heating

Gas fired central heating with white radiators and thermostatic valves (as specified on heating designs).

Thermostat with digital display. (Refer to Working drawings for exact location). Single zone

Thermostat with digital display. (Refer to Working drawings for exact location). Double zone

Internal & External Windows & Doors

Approved for Construction

R	ST.MODWEN HOMES
	HOMES

Branston Leas Phase 5a
Core Range
Sales Specification & Finishes
Version 31.5
R9119-SMH-23-XX-SP-K-1001
Feb 2023
-1 . 00 00

Florian

The

A1B530

Nithard

The

The

Lawren

H3B777

Mirin Webste

> H3B922 (S/T)

H3B974 (S/T)

The

н3в823

uPVC high performance glazed windows/patio doors/bi-fold doors (where specified), with sealed double glazed units, chrome ironmongery and window restrictors (where applicable).

UPVC Utility doors to side/rear

Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), colours refer to finishes schedule.

Garage up & over steel door with Plastisol finish (where applicable).

Suffolk grained, vertical grooved white water based gloss internal doors.

Insulated, drop down, loft hatch.

Insulated, drop down, steel, fire rated loft hatch (to three storey homes). Fire doors internal.

Satin stainless steel finished curved mitred lever door furniture throughout.

Decoration

All walls to be finished in white matt emulsion.

Ceiling finished in white matt emulsion.

White oil based gloss painted staircase with white gloss balustrades, handrails and newel caps.

White oil based gloss painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish.

White oil based gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove.

White oil based gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove.

White oil based gloss painted woodwork.

Security

Multi-point door locking to external / french / patio / bi-fold doors

Windows fitted with window locks with key, unless fire escape.

Mains supply smoke detectors to Building Regulation requirements.

Carbon monoxide alarm to Building Regulation requirements.

Through door viewer and chain

PIR controlled external light to front door.

Pre-wire for external lights to rear and side doors.

External Features

Front garden graded, turfed and planted as applicable.

Rear garden graded and turfed.

Fencing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts).

Paths - Buff paving flags as indicated on site layouts.

(900mm wide path to front entrance, 600mm wide path to side passages and rear)

Patio - Buff paving flags outside patio door as indicated on site layout.

Terrace Balconies - Buff paving flags to external walk-out balconies

Slim profile, grey GRP canopy above entrance door

Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts).

White PVC-U fascia boards & soffits.

External Tap.

Black gutters and downpipes.

Master Version 31 (30/05/23) R9119-SMH-23-SP-K-1001



Branston Leas Phase 5b
Pure Range
Sales Specification & Finishes.
Version 10.3 R9119-SMH-23-XX-SP-K1002
Feb 2023
Plots 58 - 64

H3B1021 - The Edwena H4B1206 - The Becket H4B1371 - The Paris H4B1454 - The Garnet

Kitchen					
A choice of Symphony base and wall units fitted with soft closers to drawers and doors.	•	•	•	•	-
gocm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings).	•	•	٠	•	•
A choice of 40mm thick lipped laminate worktops and matching upstands with stainless steel splashback behind hob.	•	•	•	•	•
Stainless steel built in tall double fan oven with 9ocm six burner gas hob and 9ocm chimney extractor hood. Refer to the kitchen design.	•		•	•	-
stainless steel built under single fan oven with 6ocm four burner gas hob and 6ocm chimney extractor hood. Refer to the kitchen design.		•			
Integrated fridge/freezer 50/50 split.	•		•	•	•
Space for fridge/freezer.		•			
Plumbing for washing machine or washer dryer space if no Utility . (Washing machine or washer dryer available as a sales extra).					
Integrated dishwasher.	•		•	•	-
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).		•			
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Delux offer changes to a bowl and a half sink).		•		•	-
Downlights to kitchen area and low voltage under wall unit lighting. (Delux package refer to separate schedule)	٠		٠	•	-
4 way spotlight fitting to kitchen area.		•			
Utility / Utility Cupboard / Laundry (where applicable)					
Units to match main kitchen.	•			•	•
A choice of 40mm thick lipped laminate worktops and matching upstands.	•	•		•	•
Plumbing for washing machine or washer dryer space . (Washing machine or washer dryer available as a sales extra).	٠	٠		•	-
Tumble dryer space. (Space only - appliance to be self purchased & installed)	•	•		•	-
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Refer to working drawing for placement).					-
2 burner electric hob.					
Bathroom					
Sales Option - Ideal Standard bath with bath panel and frameless hinged Merlyn shower screen and electric shower. Full height tiling to perimeter of bath.	0	0		0	
Ideal Standard bath without shower and screen with Ideal Standard Tempo chrome bath mixer tap. Half height tiling to perimeter of bath.		•	٠	•	•
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure					

ST.MODWEN HOMES	Branston Leas Phase 5b Pure Range Sales Specification & Finishes. Version 10.3 R9119-SMH-23-XX-SP-K- 1002 Feb 2023 Plots 58 - 64	H3B1021 - The Edwena	Н4В1206 - The Becket	H4B1362 - The Barlow	H4В1371 - The Paris	H4B1454 - The Garnet	
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side pane	el where applicable) with Ideal Standard thermostatic shower. Full height tiling to shower enclosure.			٠			
Ideal Standard iLife open shrouded back WC with exposed close coupled cist	ern.	-	•	•	•	•	
Ideal Standard iLife washbasin on semi pedestal featuring chrome mono bas							
Ideal Standard iLife basin inset in white gloss Tempo vanity unit featuring ch	•	•	•	•	•		
Half height wall tiling behind sanitaryware		•	•		•		
Half height wall tiling behind WC & tiled splashback above basin.							
Tiled finish to window cills (if window shown on plot specific drawings).						•	
Downlights.							
Low Energy batten light fitting.							
Master En-suite (where provided)							
JT Fusion Shower tray and Merlyn bi-folding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure.							
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard Full height tiling to shower enclosure.	•	•		•			
Ideal Standard bath with bath panel and frameless hinged Merlyn shower scheight tiling to perimeter of bath.	reen and thermostatic shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full						
Ideal Standard iLife open shrouded back WC with exposed close coupled cist	ern.	•	•	•	•	•	
Ideal Standard iLife washbasin with semi-pedestal featuring chrome mono b	asin mixer tap.						
Ideal Standard iLife basin inset in white gloss Tempo vanity unit featuring ch	rome mono basin mixer tap.	•	•	٠	•	٠	
Half height wall tiling behind sanitaryware.			•	•	•	٠	
Half height wall tiling behind WC & tiled splashback above basin.		•					
Tiled finish to window cills (if window shown on plot specific drawings).		•		•	•	٠	
Downlights.		•	•	•	•	•	
Low Energy batten light fitting. Cloakroom / WC							
	Ideal Standard thermostatic shower mixer with Ideal Rain S3 shower head. Full height tiling to shower						
Ideal Standard iLife open shrouded back WC with exposed close coupled cist	ern.	•	•	•	•	•	
Ideal Standard iLife washbasin on pedestal featuring chrome mono basin mi	xer tap.	•	•	•	•	•	
Ideal Standard iLife corner washbasin on pedestal featuring chrome mono ba	asin mixer tap.						
Wall tiling splashback above basin.		•	•	•	•	•	
Bedrooms							
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold strips.		•	•		•	•	



Open walk in wardrobe with clothes rails and shelving

Electrical sockets in white to NHBC / LABC requirements.

Family Room pre-wired for Terrestrial Digital TV.

Low energy lighting to Building Regulations standard.

fit of lighting and sockets. Refer to plot specific drawings.

Internal & External Windows & Doors

Insulated, drop down, loft hatch.

UPVC Utility doors to side/rear, Colour RAL 7016

All walls to be finished in white matt emulsion.

Ceiling finished in white matt emulsion.

White oil based gloss painted woodwork.

Garage up & over steel door with Plastisol finish (where applicable).

Satin stainless steel finished curved mitred lever door furniture throughout.

Horizontal 4 line, Grey internal doors with satin finish RAL 7012

Electrical

Door bell

Heating

PV panels to the roof

Colour RAL 7016

Decoration

Branston Leas Phase 5b Pure Range H3B1021 - The Edwena H4B1206 - The Becket H4B1362 - The Barlow Sales Specification & Finishes. H4B1454 - The Garnet H4B1371 - The Paris Version 10.3 R9119-SMH-23-XX-SP-K-1002 Feb 2023 Plots 58 - 64 Wardrobe to Bed 1, fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold strips. Lounge media plate pre-wired for BT & Terrestrial Digital TV and provision for Hyperoptic (where available). Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyperoptic (where available). Lounge and master bedroom provided with 1no. Deta double socket with USB charging ports. Data (telephone) point in bedroom 1 (Refer to Working drawings for exact location). Data (telephone) point in bedroom 2 (Refer to Working drawings for exact location). Data (telephone) point in study (Refer to Working drawings for exact location). 2no. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location). Switched light and double socket to garage (where garage is integral or directly adjacent to the dwelling). All homes with detached garages within curtilage to include ducting for future Gas fired central heating with white radiators and thermostatic valves (as specified on heating designs). Thermostat with digital display. (Refer to Working drawings for exact location). Single zone Thermostat with digital display. (Refer to Working drawings for exact location). Double zone uPVC high performance glazed windows/patio doors/bi-fold doors (where specified), with sealed double glazed units, chrome ironmongery and window restrictors (where applicable). Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), Colour RAL 7016 Insulated, drop down, steel, fire rated loft hatch (to three storey homes). Fire doors internal. White oil based gloss painted staircase with white gloss balustrades, handrails and newel caps. White oil based gloss painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish. White oil based gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove. White oil based gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove.



Branston Leas Phase 5b Pure Range 21 - The Edwena 62 - The Barlow Sales Specification & Finishes. 71 - The Paris R9119-SMH-23-XX-SP-K-Version 10.3 1002

	Feb 2023		H4B120(H4B136	H4B137:	H4B145
Security	Plots 58 - 64	-	_			
Multi-point door locking to external / french / patio / bi-fold doors		·	-	•	•	•
Windows fitted with window locks with key, unless fire escape.			-	•	•	•
Mains supply smoke detectors to Building Regulation requirements.		.	-	•	•	•
Carbon monoxide alarm to Building Regulation requirements.			-	•		
Through door viewer and chain			• [•	•	•
PIR controlled external light to front door.	· ·		-	•	•	•
Pre-wire for external lights to rear and side doors.		-	- [•	•	•
External Features						
Front garden graded, turfed and planted as applicable.		·	-	•	•	•
Rear garden graded and turfed.		·	-	•	•	•
Fencing - 1800mm timber fencing with gate to rear or side boundaries (type a	nd position as indicated on site layouts).	.	-	•	•	•
Paths - Buff paving flags as indicated on site layouts. (900mm wide path to front entrance, 600mm wide path to side passages and	rear)		•	•	•	•
Patio - Buff paving flags outside patio door as indicated on site layout.			-		•	
Terrace Balconies - Buff paving flags to external walk-out balconies						
Slim profile, grey GRP canopy above entrance door			-		•	
Tarmac access drive/hardstanding or block paving with concrete edgings (as in	ndicated on site layouts).	.	- [•	•	•
2C Brick dentil corbelled eaves and 3c brick verge with propreitary dry verge ca	pps.		-			
External Tap.			• [-	•	•
Deep Flow Black gutters and downpipes on rise & fall brackets	The state of the s		•		•	

Deep Flow Black gutters and downpipes on rise & fall brackets Master Version 31 (30/05/23) R9119-SMH-23-XX-SP-K- 1002



Branston Leas Phase 5B
Pure Range
Sales Specification & Finishes.
June 2024
R9119-SMH-24-XX-SP-K-5401
Rev Co2
Plots: 65-100

Kitchen											
A choice of Symphony base and wall units fitted with soft closers to drawers and doors.		•	-	•	•	•	•	•	•	-	-
90cm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings).	•	•	•	•	-	•	-	•	-	•	-
A choice of 40mm laminated worktops and matching upstands with stainless steel splashback behind hob.			-		•	•	•	•	•	-	-
Stainless steel built in tall double fan oven with gocm six burner gas hob and gocm chimney extractor hood. Refer to the kitchen design.			-		•	•	•	•	•	-	•
Stainless steel built under single fan oven with 6ocm four burner gas hob and 6ocm chimney extractor hood. Refer to the kitchen design.	•	•		-							
Integrated fridge/freezer 50/50 split.			•		•	•	•	•	•	•	-
Space for fridge/freezer.											
American Fridge Freezer (Almond Only) - Plumbed in.											
Plumbing for washing machine or washer dryer space. (Washing machine or washer dryer available as a sales extra).	-										
Plumbed freestanding washer dryer.											
Washer dryer space (available as a sales extra).				•	•						
Integrated dishwasher.			-		•	•	•	•	•	-	
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).		•									
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Delux offer changes to a bowl and a half sink).	•	-	•	-	•	-	•	-	•	•	٠
Downlights to kitchen area and low voltage under wall unit lighting.			-		•	•	•	•	•	-	
4 way spotlight fitting to kitchen area.	-	-									
Utility / Utility Cupboard / Laundry (where applicable)											
Units to match main kitchen.		•	•			•	•		•	-	•
A choice of 40mm laminated worktops and matching upstands.		-	-			•	•		•	-	-
Plumbing for washing machine or washer dryer space.			_								
(Washing machine or washer dryer available as a sales extra).		-				-	_		_		-
Tumble dryer space. (Space only - appliance to be self purchased & installed)		•	•			•	-		-	•	-
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap.											-
(Refer to working drawing for placement).											
2 burner electric hob.							-				
Bathroom											
Ideal Standard i.Life acrylic water saving bath with Roper Roads bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath.											

ST.MODWEN HOMES	Branston Leas Phase 5B Pure Range Sales Specification & Finishes. June 2024 R9119-SMH-24-XX-SP-K-5401 Rev Co2 Plots: 65-100	H3B823G/P - The Mirin (S/T)	H3B909 - The Houghton (S)	H3B922D - The Kea (D)	H3B974 - The Theo (S/T)	H3B974 - The Saxon (D)	H3B1021G/P - The Edwena (D/S)	H4B1334G/P - The Hexham (S/T)	H4B1362 - The Barlow (D)	H4В1371 - The Paris (D)	H4В1371D - The Paris (D/S)	H4B1454 - The Garnet (D)
Ideal Standard i.Life acrylic water saving bath with Roper Roads bat height tiling to perimeter of bath.	n panel without shower and screen with Cerabase Single Lever Bath Filler. Half	•	•	•	•	•	•	•	•		•	•
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure					٠	٠						•
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed stiling to shower enclosure.	ide panel where applicable) with Ideal Standard thermostatic shower. Full height								•			
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close s	eat & cover and 4/2.6 litre cistern.		-	•	•			•	•	•	•	•
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height pe chrome.	destal, with Ideal Standard Cerabase single-lever basin mixer and click waste –	•	•	•	•	•	•					
Roper Rhodes compact single tap hole single drawer wall mounted vanity unit, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.								•	•	٠	•	-
Half height wall tiling behind sanitaryware			•	•	•	•	•	•	•	•	•	•
Tiled finish to window cills (if window shown on plot specific drawings).		•	•	•	•	•	-	-	•	•	•	-
Downlights.				•		•	•	•	•	•	•	-
Low Energy batten light fitting.		•	•		•							
Second Bathroom (where provided)	n panel without shower and screen with Cerabase Single Lever Bath Filler. Half											
height tiling to perimeter of bath.	i panel without shower and screen with Cerabase Single Level Bath Filler. Hall									•	•	
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close s	eat & cover and 4/2.6 litre cistern.									-	•	
Roper Rhodes compact single tap hole single drawer wall mounted v chrome.	anity unit, with Ideal Standard Cerabase single-lever basin mixer and click waste –									٠	٠	
Half height wall tiling behind sanitaryware										•	•	
Downlights.										•	•	
Master En-suite (where provided)												
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to shower enclosure.												
JT Fusion Shower tray and Merlyn bi-folding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure.			•									
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal S Full height tiling to shower enclosure.	JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower.						•	•	•	٠	•	•
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal S Full height tiling to shower enclosure.	Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard <u>electric</u> shower.				•	•						
Ideal Standard i.Life acrylic water saving bath with Roper Roads bat connection hose from bath mixer taps to Ideal Rain S3 shower head.	n panel and frameless hinged Merlyn shower screen and thermostatic shower with Full height tiling to perimeter of bath.											

ST.MODWEN HOMES	Branston Leas Phase 5B Pure Range Sales Specification & Finishes. June 2024 R9119-SMH-24-XX-SP-K-5401 Rev C02 Plots: 65-100	H3B823G/P - The Mirin (S/T)	H3B909 - The Houghton (S)	H3B922D - The Kea (D)	H3B974 - The Theo (S/T)	H3B974 - The Saxon (D)	H3B1021G/P - The Edwena (D/S)	H4B1334G/P - The Hexham (S/T)	H4B1362 - The Barlow (D)	H4B1371 - The Paris (D)	Н4В1371D - The Paris (D/S)	H4B1454 - The Garnet (D)
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close	seat & cover and 4/2.6 litre cistern.	•	•	•	•	•	•	•	•	•	-	•
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.		•	•	٠		•	•					
Roper Rhodes compact single tap hole single drawer wall mounted chrome.	vanity unit, with Ideal Standard Cerabase single-lever basin mixer and click waste –							•	•	•	•	•
Half height wall tiling behind sanitaryware.		•	•	•	•		•	•	•		•	•
Tiled finish to window cills (if window shown on plot specific drawi	ngs).	-	-	-	-	-	-	-	-	•	-	•
Downlights.				•		•	•	•	•	•	•	•
Low Energy batten light fitting.		•	•		•					<u> </u>		
Second En-suite (where provided)												
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard <u>electric</u> shower. Full height tiling to shower enclosure.												
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard <u>electric</u> shower. Full height tiling to shower enclosure.												
Ideal Standard i.Life acrylic water saving bath with Roper Roads ba connection hose from bath mixer taps to Ideal Rain S3 shower hea	ath panel and frameless hinged Merlyn shower screen and thermostatic shower with d. Full height tiling to perimeter of bath.											
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close	seat & cover and 4/2.6 litre cistern.											
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height p chrome.	pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste –											
Roper Rhodes compact single tap hole single drawer wall mounted chrome.	vanity unit, with Ideal Standard Cerabase single-lever basin mixer and click waste –											
Half height wall tiling behind sanitaryware.												
Tiled finish to window cills (if window shown on plot specific drawi	ngs).											
Downlights.												
Low Energy batten light fitting.												
wc												
Ideal Standard i.Life S, Compact close-coupled WC with slow-close		•	•	-	•		-	-	•	•	•	
Ideal Standard i.Life A 40cm handrinse basin with 1 tap-hole and forwaste – chrome	ull height pedestal with Ideal Standard Cerabase single-lever basin mixer and click		-	-			-	-	-	•	-	•
Wall tiling splashback above basin.						-	_					
Low Energy batten light fitting.											-	•
1 3, 3		l	I	I	l	l	I	I	I	1 '	(I	1

ST.MODWEN HOMES	Branston Leas Phase 5B Pure Range Sales Specification & Finishes. June 2024 R9119-SMH-24-XX-SP-K-5401 Rev Co2 Plots: 65-100	H3B823G/P - The Mirin (S/T)	H3B9og - The Houghton (S)	H3B922D - The Kea (D)	H3B974 - The Theo (S/T)	H3B974 - The Saxon (D)	H3B1021G/P - The Edwena (D/S)	H4B1334G/P - The Hexham (S/T)	H4B1362 - The Barlow (D)	H4B1371 - The Paris (D)	H4B1371D - The Paris (D/S)	H4B1454 - The Garnet (D)
Shower Room (where provided)												
T Fusion shower tray with Merlyn semi frameless bi-fold shower screen and Ideal Standard <u>electric</u> shower mixer with Ideal Rain S3 shower head. Full leight tiling to shower perimeter								•				
eal Standard i.Life S, Compact close-coupled WC with slow-close seat & cover and 4/2.6 litre cistern. eal Standard i.Life A 40cm handrinse basin with 1 tap-hole and full height pedestal with Ideal Standard Cerabase single-lever basin mixer and click								•				
Ideal Standard i.Life A 40cm handrinse basin with 1 tap-hole and waste – chrome	d full height pedestal with Ideal Standard Cerabase single-lever basin mixer and click							•				
Wall tiling splashback above basin.												
Downlights.												
Bedrooms												
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold strips.			-	-						-		
Wardrobe to Bed 1, Open walk in wardrobe with clothes rails and shelving												
Wardrobe to Bed 1, Enclosed walk in wardrobe, door fitted with lever handles and latch to match the main doors. Clothes rails and shelving to be provided.								-	٠			•
Wardrobe to Bed 1 , door fitted with lever handles and latch to m	natch the main doors. Clothes rails and shelving to be provided.				•	-	-					
Electrical												
Electrical sockets in white to NHBC / LABC requirements.			•	•		•	•	•	•	•		
Lounge media plate pre-wired for BT & Terrestrial Digital TV and		•	•	•	•	-	•	•	•	•	•	•
Master bedroom pre-wired for Terrestrial Digital TV and provision		•	•	•		•	•	•		•		•
Lounge and master bedroom provided with 1no. Deta double so	cket with USB charging ports.	•	•	•	•	•	•	•	•	•	-	•
Family Room pre-wired for Terrestrial Digital TV.	r for exact location		_	_								
Data (telephone) point in bedroom 1 (Refer to Working drawing Data (telephone) point in bedroom 2 (Refer to Working drawing			-	-	-	-	-					
Data (telephone) point in study (Refer to Working drawings for a												
	or home working (Refer to Working drawings for exact location).											
Door bell	, , , , , , , , , , , , , , , , , , ,											
Low energy lighting to Building Regulations standard.						-						•
Switched light and double socket to garage (where garage is integral or directly adjacent to the dwelling). All homes with detached garages within curtilage to include ducting for future fit of lighting and sockets. Refer to plot specific drawings.									٠		•	-
Deta EV Charging Point - as standard on Approved Document:S applicable sites only, unless required by planning – consult technical for confirmationocation subject to site layout design.		•	-	-	•	•	-		-		-	•
Photovoltaic Panels - Subject to plot specific SAP assessment ar	nd plot orientation	•	•	•	•	•	•	•	•	-	-	•
											•	•

ST.MODWEN HOMES	Branston Leas Phase 5B Pure Range Sales Specification & Finishes. June 2024 R9119-SMH-24-XX-SP-K-5401 Rev C02 Plots: 65-100	H3B823G/P - The Mirin (S/T)	H3B909 - The Houghton (S)	H3B922D - The Kea (D)	H3B974 - The Theo (S/T)	H3B974 - The Saxon (D)	H3B1021G/P - The Edwena (D/S)	H4B1334G/P - The Hexham (S/T)	H4B1362 - The Barlow (D)	H4B1371 - The Paris (D)	H4B1371D - The Paris (D/S)	H4B1454 - The Garnet (D)
Heating			,	,	,							
Gas fired central heating with white radiators and thermostatic valv	es (as specified on heating designs).	•	•	•	•	•	•	•	•	•	•	•
Thermostat with digital display. (Refer to Working drawings for exa	hermostat with digital display. (Refer to Working drawings for exact location). Single zone			•		•						
ermostat with digital display. (Refer to Working drawings for exact location). Double zone ernal & External Windows & Doors								•	•	•	•	•
Internal & External Windows & Doors												
uPVC high performance glazed windows/patio doors/bi-fold doors (chrome ironmongery and window restrictors (where applicable).	where specified) frames to be grey (RAL7016), with sealed double glazed units,	-	٠	٠	٠	٠	٠	٠	٠	٠	٠	•
UPVC Utility doors to side/rear, frames and doors to be grey (RAL70	16).		•					•	•			•
Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where a outside and white inside.	pplicable) - style to be HNG2M, both doors and frames to be grey (RAL7016) to			•	•				•			-
Garador Horizon up & over steel garage door with Plastisol finish (w	here applicable), to be grey (RAL7106).			•		•	•	•	•	•	•	•
4-line 'ladder' pattern pre-finished satin grey (RAL7012) internal doc	ors.										-	
Insulated, drop down, loft hatch.			•	•	•	•	•		•			•
Insulated, drop down, steel, fire rated loft hatch (to 2.5/3 storey hor	nes). Fire doors internal.											
Satin stainless steel finished curved mitred lever door furniture thro	ughout.		•	•	•	•	•	•	•	•	•	•
Decoration												
All walls to be finished in white matt emulsion.		-	•	-	•	-	-	•	•	•	-	•
Ceiling finished in white matt emulsion.		-	-	-	•	-	-	-	-	•	-	•
White oil based gloss painted staircase with white gloss balustrades	, handrails and newel caps.	-	•		•							
White oil based gloss painted staircase and balustrades with hardw	ood handrails and newel caps with osmose wax finish.			•		•	•	•	•	•	•	•
White oil based gloss painted 144mm x 18mm square edge MDF ski	rting, with feature square edged groove.	-	•	•	•	•	•	•	•	•	•	
White oil based gloss painted 69mm x 22mm square edge MDF arch	itrave, with feature square edged groove.	•	•	•	•	•	•	•	•	•	•	•
White oil based gloss painted woodwork.		-	•							•	-	
ecurity				1								
	Multi-point door locking to external / french / patio / bi-fold doors			•	•	•	•	•	•	•	•	•
Windows fitted with window locks with key, unless fire escape.			•	•	•	•	•	•	•	•	•	
lains supply smoke detectors to Building Regulation requirements.			•	•	•	•	•	•	•	•	•	•
Carbon monoxide alarm to Building Regulation requirements.		•	•	•	•	•		•	•	•	•	
Through door viewer and chain			•	•	•	•	•	•	•	•	•	•
PIR controlled external light to front door. Pre-wire for external lights to rear and side doors.		-								•		



Polypipe RD511 galvanised rise and fall brackets, black gutters and downpipes.

External Tap.

										יףףיכ			_`
ST. MODWEN HOMES	Branston Leas Phase 5B Pure Range Sales Specification & Finishes. June 2024 R9119-SMH-24-XX-SP-K-5401 Rev C02 Plots: 65-100	H3B823G/P - The Mirin (S/T)	H3B909 - The Houghton (S)	H3B922D - The Kea (D)	H3B974 - The Theo (S/T)	H3B974 - The Saxon (D)	H3B1021G/P - The Edwena (D/S)	H4B1334G/P - The Hexham (S/T)	H4B1362 - The Barlow (D)	H4B1371 - The Paris (D)	H4B1371D - The Paris (D/S)	H4B1454 - The Garnet (D)	
External Features													4
Front garden graded, turfed and planted as applicable.		-			-	-	•	•		•	•	-	
Rear garden graded and turfed as applicable.		-	•	•	-	-	-	•	•	•	•	•	
Fencing - 1800mm timber fencing with gate to rear or side bounda	ries (type and position as indicated on site layouts).	-	-	•	-	-	-	•	•	•	•	•	
Paths - Buff paving flags as indicated on site layouts. (900mm wide path to front entrance, 600mm wide path to side passages and rear)			٠	٠	•	•	٠	٠	٠	•	•	•	
Patio - Buff paving flags outside patio door as indicated on site layout.			•				•	•			•		
Terrace Balconies - Buff paving flags to external walk-out balconies								•					1
Slim profile, grey top and bottom GRP canopy above entrance door			•	•	-	-	•		•	-	•	-	
Tarmac access drive/hardstanding or block paving with concrete ed	dgings (as indicated on site layouts).		•	-	-	-	-	-	-	-	-	-	
White soffits (where applicable).	White soffits (where applicable).							•					1