






<div></div> <div><div>Branston Leas Phase 5A</div><div>Core Range</div><div>Sales Specification &amp; Finishes.</div><div>June 2024</div><div>R9119-SMH-24-XX-SP-K-5400</div><div>Rev Co2</div><div>Plots applicable: 1-36, 65-100</div></div>	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)	H3B1021G/P - The Edwena (D/S)
	Tiled finish to window cills (if window shown on plot specific drawings).	■	■	■	■	■	■	■
	Downlights.							■
	Low Energy batten light fitting.	■	■	■	■	■	■	
	Second Bathroom (where provided)							
	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.							
	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.							
	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 Standard thermostatic 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 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 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.			■	■	■	■	■	■
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 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 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 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.								
Half height wall tiling behind sanitaryware.								
Tiled finish to window cills (if window shown on plot specific drawings).								
Downlights.								

<div></div> <div><div>Branston Leas Phase 5A</div><div>Core Range</div><div>Sales Specification &amp; Finishes.</div><div>June 2024</div><div>R9119-SMH-24-XX-SP-K-5400</div><div>Rev Co2</div><div>Plots applicable: 1-36, 65-100</div></div>	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)	H3B1021G/P - The Edwena (D/S)
Low Energy batten light fitting.								
WC								
Ideal Standard i.Life S, Compact close-coupled WC with slow-close seat & cover and 4/2.6 litre cistern.	■	■	■	■	■	■	■	■
Ideal 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 waste – chrome	■	■	■	■	■	■	■	■
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 Ideal Standard <u>electric</u> shower mixer with Ideal Rain S3 shower head. Full height tiling to shower perimeter								
Ideal Standard i.Life S, Compact close-coupled WC with slow-close seat & cover and 4/2.6 litre cistern.								
Ideal 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 waste – chrome								
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.								
Wardrobe to Bed 1 ,door fitted with lever handles and latch to match 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 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.								■
Deta EV Charging Point - as standard on Approved Document:S applicable sites only, unless required by planning – consult technical for confirmation - Location subject to site layout design.	■	■	■	■	■	■	■	■
Photovoltaic Panels - Subject to plot specific SAP assessment and plot orientation	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■

<div></div> <div><div>Branston Leas Phase 5A</div><div>Core Range</div><div>Sales Specification &amp; Finishes.</div><div>June 2024</div><div>R9119-SMH-24-XX-SP-K-5400</div><div>Rev Co2</div><div>Plots applicable: 1-36, 65-100</div></div>	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)	H3B1021G/P - The Edwena (D/S)
	Thermostat with digital display. (Refer to Working drawings for exact location). Double zone							
Internal & External Windows & Doors								
uPVC high performance glazed windows/patio doors/bi-fold doors (where specified) frames to be white with sealed double glazed units, chrome ironmongery and window restrictors (where applicable).	■	■	■	■	■	■	■	■
UPVC Utility doors to side/rear, frames and doors to be white.					■			
Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable) - style to be HNG1H, frames to be white, doors to be grey (RAL7016) to outside and white inside.	■	■	■	■	■	■	■	■
Garador Horizon up & over steel garage door with Plastisol finish (where applicable), to be grey (RAL7106).								■
Suffolk grained, vertical grooved white water based gloss internal doors.	■	■	■	■	■	■	■	■
Insulated, drop down, loft hatch.	■	■	■	■	■	■	■	■
Insulated, drop down, steel, fire rated loft hatch (to 2.5/3 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 as applicable.	■	■	■	■	■	■	■	■
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 top and white bottom 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.	■	■	■	■	■	■	■	■




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)
H3B1021G/P - The Edwena (D/S)











<div></div> <div><div>Branston Leas Phase 5a</div><div>Core Range</div><div>Sales Specification &amp; Finishes</div><div>Version 31.5</div><div>R9119-SMH-23-XX-SP-K-1001</div><div>Feb 2023</div></div>	A1B530 - The Florian	A1B599 - The Nithard	H2B759 - The Loxley	H3B777 - The Lawrence	H3B823 - The Mirin	H3B922 - The Webster (S/T)	H3B974 - The Theo (S/T)
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.	■	■	■	■	■	■	■



<div></div> <div><div>Branston Leas Phase 5b</div><div>Pure Range</div><div>Sales Specification &amp; Finishes.</div><div>Version 10.3</div><div>Feb 2023</div><div>Plots 58 - 64</div></div> <div><div>H3B1021 - The Edwena</div><div>H4B1206 - The Becket</div><div>H4B1362 - The Barlow</div><div>H4B1371 - The Paris</div><div>H4B1454 - The Garnet</div></div>						
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 thick lipped laminate 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.			■			
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)		■		■	■	■
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).		■	■		■	■
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 <u>electric</u> shower. Full height tiling to perimeter of bath.		○	○		○	
Ideal Standard bath without shower and screen with Ideal Standard Tempo 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						■

<div></div> <div><div>Branston Leas Phase 5b</div><div>Pure Range</div><div>Sales Specification &amp; Finishes.</div><div>Version 10.3</div><div>R9119-SMH-23-XX-SP-K-1002</div><div>Feb 2023</div><div>Plots 58 - 64</div></div>	H3B1021 - The Edwena	H4B1206 - The Becket	H4B1362 - The Barlow	H4B1371 - The Paris	H4B1454 - The Garnet
			■		
	■	■	■	■	■
	■	■	■	■	■
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 thermostatic shower. Full height tiling to shower enclosure.	■	■	■	■	■
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.					
Ideal Standard iLife open shrouded back WC with exposed close coupled cistern.	■	■	■	■	■
Ideal Standard iLife washbasin with semi-pedestal featuring chrome mono basin mixer tap.					
Ideal Standard iLife basin inset in white gloss Tempo vanity unit 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.					
Cloakroom / WC					
JT Fusion shower tray with Merlyn semi frameless bi-fold shower screen and Ideal Standard thermostatic shower mixer with Ideal Rain S3 shower head. Full height tiling to shower perimeter					
Ideal Standard iLife open shrouded back WC with exposed close coupled cistern.	■	■	■	■	■
Ideal Standard iLife washbasin on pedestal featuring chrome mono basin 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.	■	■		■	■

	Branston Leas Phase 5b Pure Range Sales Specification & Finishes. Version 10.3 Feb 2023 Plots 58 - 64				H3B1021 - The Edwena	H4B1206 - The Becket	H4B1362 - The Barlow	H4B1371 - The Paris	H4B1454 - The Garnet
	Open walk in wardrobe with clothes rails and shelving								
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.						■			
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 to 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									
uPVC high performance glazed windows/patio doors/bi-fold doors (where specified), with sealed double glazed units, chrome ironmongery and window restrictors (where applicable). Colour RAL 7016				■	■	■	■	■	
UPVC Utility doors to side/rear, Colour RAL 7016					■	■		■	
Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), Colour RAL 7016				■	■	■	■	■	
Garage up & over steel door with Plastisol finish (where applicable).				■	■	■	■	■	
Horizontal 4 line, Grey internal doors with satin finish RAL 7012				■	■	■	■	■	
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.				■	■	■	■	■	

<div></div> <div><div>Branston Leas Phase 5b</div><div>Pure Range</div><div>Sales Specification &amp; Finishes.</div><div>Version 10.3</div><div>Feb 2023</div><div>Plots 58 – 64</div></div> <div>R9119-SMH-23-XX-SP-K-1002</div>		H3B1021 - The Edwena	H4B1206 - The Becket	H4B1362 - The Barlow	H4B1371 - The Paris	H4B1454 - The Garnet
Security						
Multi-point door locking to external / french / patio / bi-fold doors		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows fitted with window locks with key, unless fire escape.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains supply smoke detectors to Building Regulation requirements.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon monoxide alarm to Building Regulation requirements.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Through door viewer and chain		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PIR controlled external light to front door.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pre-wire for external lights to rear and side doors.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Features						
Front garden graded, turfed and planted as applicable.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rear garden graded and turfed.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts).		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paths - Buff paving flags as indicated on site layouts. (900mm wide path to front entrance, 600mm wide path to side passages and rear )		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio - Buff paving flags outside patio door as indicated on site layout.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Terrace Balconies - Buff paving flags to external walk-out balconies						
Slim profile, grey GRP canopy above entrance door		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts).		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2C Brick dentil corbelled eaves and 3c brick verge with propretary dry verge caps.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Tap.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deep Flow Black gutters and downpipes on rise & fall brackets		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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)

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 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. (Delux 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.	■	■		■							

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.							■				

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