



Kiln Gate  
Sales Specification &  
Finishes. Version 24.9  
August 2020  
Applicable units:  
53 - 165, 168 - 216

A1B471 - The Selwyn	<p>0 - Detached, 1 - Semi Detached or Mid/Low Terrace, 2 - Row or Development Layout</p>
A1B599 - The Sabina	
A2B824 - The Gennings	
A2B637 - The Alban	
A2B705 - The Kemble	
A3B790 - The Lawrence	
A3B838 - The Mirin	
A3B920 - The Houghton	
A3B936 - The Webster (S/T)	
A3B936 - The Kea (D)	
A3B1036 - The Edwena	<p>3 - Row or Development Layout</p>
A4B1210 - The Beckett	
A4B1342 - The Paris	

## Kitchen

[illegible]

## Utility / Utility Cupboard / Laundry (where applicable)

[illegible]

## Bathroom

[illegible]

## En-suite (where provided)

Elements shower tray with Lakes Coastline pivot shower screen (and fixed side panel where applicable).						■		■					
Elements shower tray with Lakes Coastline bi-fold shower screen.							■				■		
Elements shower tray with Lakes Coastline sliding shower screen (and fixed side panel where applicable).			■						■	■		■	■
Thermostatic shower.												■	■
8.5Kw Aqualisa Quartz Electric Shower.			■			■	■	■	■	■	■		
Ideal Standard open shrouded back WC with exposed close coupled cistern.			■			■	■	■	■	■	■	■	■
Ideal Standard washbasin featuring chrome mono basin mixer tap.			■			■	■	■	■	■	■	■	■
Half height wall tiling behind sanitaryware. Full height to perimeter of shower.			■			■			■	■	■	■	■
Half height wall tiling behind WC & tiled splashback above basin. Full height to perimeter of shower							■	■					
Tiled finish to window cills (if window shown on plot specific drawings).			■			■	■	■	■	■	■		■
Downlights.											■	■	■
Low Energy batten light fitting.			■			■	■	■	■	■			

## Cloakroom / WC

[illegible]

## 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 main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold strips.				■					■	■	■	■	■

## Electrical

[illegible]



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Version 24.8  
August 2020  
Applicable units:

50 - 165 - 160 - 216

	A1B471 - The Selwyn	A1B599 - The Sabina	A2B824 - The Gennings	H2B637 - The Alban	H2B705 - The Kemble	H3B790 - The Lawrence	H3B838 - The Mirin	H3B920 - The Houghton	H3B936 - The Webster (S/T)	H3B936 - The Kea (D)	H3B1036 - The Edwena	H4B1210 - The Beckett	H4B1342 - The Paris
Telephone point in bedroom 1 (Refer to Working drawings for exact location).	■	■	■	■	■	■	■	■	■	■	■	■	■
Telephone point in bedroom 2 (Refer to Working drawings for exact location).											■	■	■
Telephone point in study (Refer to Working drawings for exact location).													■
2no. Deta double sockets and a 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 within the curtilage of plot).			■	■	■	■	■	■	■	■	■	■	■
Heating													
Gas fired central heated white radiators and thermostatic valves (where specified on heating designs).	■	■	■	■	■	■	■	■	■	■	■	■	■
Thermostat with digital display. (Refer to Working drawings for exact location).	■	■	■	■	■	■	■	■	■	■	■	■	■
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).	■	■	■	■	■	■	■	■	■	■	■	■	■
Insulated GRP (Glass Reinforced Plastic) panel painted front/side/rear door (where applicable), colours refer to finishes schedule.	■	■	■	■	■	■	■	■	■	■	■	■	■
Garage up & over steel door with Plastisol finish (where applicable).			■	■	■	■	■	■	■	■	■	■	■
Suffolk grained, vertical grooved white gloss internal doors.	■	■	■	■	■	■	■	■	■	■	■	■	■
Insulated, drop down, loft hatch.		■	■	■	■	■	■	■	■	■	■		
Insulated, drop down, steel, fire rated loft hatch (to three storey homes).												■	■
Satin stainless steel finish curved mitred lever door furniture throughout.	■	■	■	■	■	■	■	■	■	■	■	■	■
Decoration													
All walls to be finished in white matt emulsion.	■	■	■	■	■	■	■	■	■	■	■	■	■
Ceiling finished in white matt emulsion.	■	■	■	■	■	■	■	■	■	■	■	■	■
White gloss painted staircase with white gloss balustrades, handrails and newel caps.	■	■	■	■	■	■	■	■	■				
White gloss painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish.										■	■	■	■
White gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove.	■	■	■	■	■	■	■	■	■	■	■	■	■
White gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove.	■	■	■	■	■	■	■	■	■	■	■	■	■
White gloss painted woodwork.	■	■	■	■	■	■	■	■	■	■	■	■	■
Security													
Multi-point door locking to external / french / patio doors.	■	■	■	■	■	■	■	■	■	■	■	■	■
Windows fitted with window locks with key, unless fire escape.	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains supply smoke detectors to Building Regulations requirements.	■	■	■	■	■	■	■	■	■	■	■	■	■
Carbon monoxide alarm.	■	■	■	■	■	■	■	■	■	■	■	■	■
Through door viewer & 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 and side boundaries (type as indicated on site layouts).	■		■	■	■	■	■	■	■	■	■	■	■
Paths - Buff paving flags as indicated on site layouts.	■	■	■	■	■	■	■	■	■	■	■	■	■
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 24.8 (17/03/22) R9075-SMH-19-XX-SP-K-1001													