

Snibston Mill - Coalville Core Range Sales Specification & Finishes. June 2024 R9118-SMH-24-XX-SP-K-5400 Rev Co2 Plots: 36-37, 40-47, 56-116 H2B758 - The Nina (S/T)

H3B823G/P - The Mirin (S/T)

H3B909 - The Houghton (S)

H3B922 - The Webster (S/T)

H3B934 - The Thea (S)

H3B1021G/P - The Edwena (D/S)

H3B1154 - The Moore (D)

H4B1370 - The Bosco (D)

H4B1371D - The Paris (D/S)

H4B1371D - The Garnet (D)

H4B1454 - The Cuthbert (D)

H5B1552 - The Mayne (D)

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Kitchen													
A choice of Moores / Symphony base and wall units fitted with soft closers to drawers and doors.	-	•	-	-	-		•	-	•	-	•	•	-
9ocm 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 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.	٠	•	-	-	•			•					
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.											i		
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. 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 – chrome.			•		-				-		-	•	-
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Half height wall tiling behind sanitaryware		-	-		- 1								

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Tiled finish to window cills (if window shown on plot specific drawings;		-	-	-	-	-	-	-	-	-	-	<u>+</u>	-	-
Downlights.														
Low Energy batten light fitting.		•	•	•	•	•								
Second Bathroom (where provided)														
Ideal Standard i.Life acrylic water saving bath with Roper Roads bath pheight tiling to perimeter of bath.	anel 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 pede chrome.	stal, 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.				٠										
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 sea	t & cover and 4/2.6 litre cistern.	•	-	-	-	-	•	-	•	•	•	-	•	•
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height pede chrome.	stal, 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 drawings)			•	-	•	•	-	•		-	•	-	-	-
Downlights.							•	•	•	•	•	-	-	•
Low Energy batten light fitting.		•		-										
Second En-suite (where provided)														
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed sid Full height tiling to shower enclosure.	e panel where applicable) with Ideal Standard <u>electric</u> shower.													
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.													•	•
•			•		•	•	•	•			•		•	'

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Low Energy batten light fitting.	3 377 1 177 3						_	<u> </u>						
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 heigh waste – chrome	nt pedestal with Ideal Standard Cerabase single-lever basin mixer and click	•	٠	•	٠	٠	٠	•	•	٠	٠	٠	٠	•
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 S ₃ 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.												٠		
Wardrobe to Bed 1 , door fitted with lever handles and latch to match the r	nain 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		•	•	•	•	•	•	•	•	•	•	•	•	•
Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyp		•	-	•	•		•		•	•	•	•	•	•
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		•	•	•	•	•	•		•	•	•	•	•	•
Data (telephone) point in bedroom 2 (Refer to Working drawings for exact									-	-	-	•	-	•
Data (telephone) point in study (Refer to Working drawings for exact locate										•	•			
2no. Deta double sockets and a data (telephone) point to allow for home v	vorking (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: Sapplicable sites only, unless required by planning – consult technical for confirmation - Location subject to site layout design.		•	•	•	•	•	•	•		•	•	٠	•	•
Photovoltaic Panels - Subject to plot specific SAP assessment and plot orientation		٠	•	•	٠	•	٠	٠	٠	•	•	•	٠	•
Heating				1										
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 loca	tion). Single zone	•		•			•	•						

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Thermostat with digital display. (Refer to Working drawings for ex-									-			-	-	-
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).		•	٠	٠	٠	٠	•	٠	٠	٠	٠	٠	٠	-
UPVC Utility doors to side/rear, frames and doors to be white.				•		•			•			•	•	-
Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where a outside and white inside.	applicable) - style to be HNG1H, frames to be white, doors to be grey (RAL7016) to					٠	•	•	٠	•	٠		•	
Garador Horizon up & over steel garage door with Plastisol finish (v	vhere applicable), to be grey (RAL7106).						•	-	•	-	-	•	•	-
Suffolk grained, vertical grooved white water based gloss internal o	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 hardw	rood handrails and newel caps with osmose wax finish.						•	•	•	•	•	•	•	•
White oil based gloss painted 144mm x 18mm square edge MDF sk	irting, with feature square edged groove.	•	-	•	•	-	•	-	•	•	•	•	•	-
White oil based gloss painted 69mm x 22mm square edge MDF arch	nitrave, with feature square edged groove.	•	-	-	•	-	•	-	•	-	•	•	•	•
White oil based gloss painted woodwork.		•	-	•	•	-	•	•	•	•	•	•	•	-
Security		_		'	'	1	1							
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	5.		•	•	•	•	•	•	•	•	•	•	•	•
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 boundar	ies (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 pas	_		•	•	•	٠	•	٠	•	٠	٠	•	•	٠
Patio - Buff paving flags outside patio door as indicated on site layo			-	•	•	•	•	-			•	•	•	-
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 ed	Igings (as indicated on site layouts).	-			-		•	-	-	•	•	•	•	-
White PVC-U fascia boards & soffits.			_	-	-				-					-
External Tap.			•	•	•		•	•	•	•	•	•	•	•
Black gutters and downpipes.		•		•	•						•			



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Rev Co2 - Wardrobe specification updated (31.01.25)