



Ditton
Core Range
Sales Specification & Finishes.
Version 31 - Feb 2023
Agreed: 07th July 2023
Updated: 18th June 2024
REF: R9113-SMH-23-XX-SP-K-1000
REV: 31.10

HT 502 (1-14 apartments)

HT 570 (1-14 apartments)

HT 652 (1-14 apartments)

HT 723 (1-14 apartments)

H2B758 - The Nina

H2B774 - The Wilfred

H3B823 - The Mirin

H3B922 - The Webster (S/T)

H3B922 - The Kea (D)

H3B934 - The Thea (S/T)

H3B934 - The Elwen (D)

H3B1021 - The Edwena

H3B1154 - The Moore (D)

H4B1362 - The Barlow

H4B1370 - The Bosco

H4B1454 - The Garnet

H5B1836 - The Almond

Kitchen

Symphony base and wall units fitted with soft closers to drawers and doors. With matching end panels - if chosen via upgrade or sales extra the default strip lighting to under counter is FLEX120CW)

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. (Note: Delux changes to a 60/40 split - Kitchen supplier to be informed)

Space for fridge/freezer.

American Fridge Freezer - Plumbed in.

Built in Washer Dryer

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 laminated worktops and matching upstands.

Solid surface worktop and 100mm upturn with full height splashback behind hob

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).

Sink to suit silestone worktop

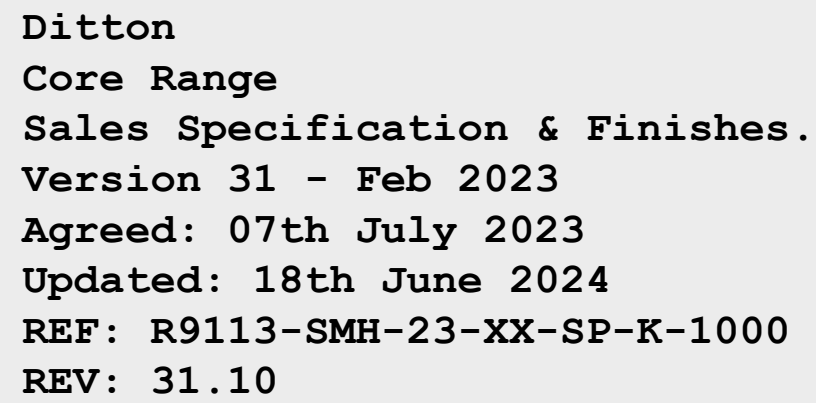


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Bathroom

Ideal Standard iLife bath with 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 bath without shower and screen with ideal tempo chrome bath mixer tap. Half height tiling to perimiert 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 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.	■	■	■	■	■		■	■	■	■	■	■					

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Cloakroom / WC

Ideal Standard iLife open shrouded back WC with exposed close coupled cistern.

Ideal Standard iLife S Compact close coupled back to wall WC bowl with horizontal outlet and rimless

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.

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, Data & 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).

CAT 6 data wiring applied to the above specification

2no. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location).

Door bell

Video gate entry system (plots 95 - 100)

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.

Electric car charger (where applicable on a plot by plot basis - refer to the charger layout)

Electric garage door (plots 95 - 100)

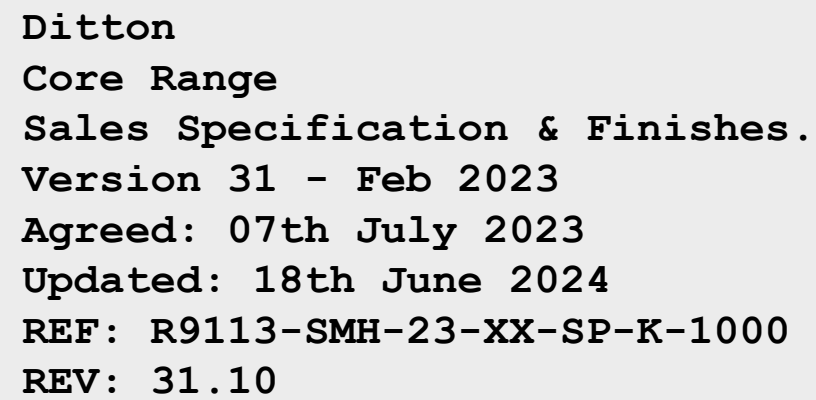
Heating

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

Electric boiler

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