

lighting to under counter is FLEX120CW)

American Fridge Freezer - Plumbed in.

(Delux offer changes to a bowl and a half sink).

4 way spotlight fitting to kitchen area.

(Refer to working drawing for placement).

Sink to suit silestone worktop

Plumbing for washing machine or washer dryer space if no Utility.

(Washing machine or washer dryer available as a sales extra).

Refer to the kitchen design.

Refer to the kitchen design.

Space for fridge/freezer.

Built in Washer Dryer

Integrated dishwasher.

Kitchen

Ditton Webster(S/T) Core Range (S/T) 9 apartments) apartments) Sales Specification & Finishes. Garnet 9 Moore Mirin Version 31 - Feb 2023 Agreed: 07th July 2023 The The The The The The The (1-14)(1-14 Updated: 18th June 2024 H4B1454 нзв1021 H3B1154 H4B1362 H4B1370 REF: R9113-SMH-23-XX-SP-K-1000 H2B758 H2B774 нзв823 н3в922 502 723 652 REV: 31.10 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 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 gocm six burner gas hob and gocm chimney extractor hood. stainless steel built under single fan oven with 6ocm four burner gas hob and 6ocm chimney extractor hood. Integrated fridge/freezer 50/50 split. (Note: Delux changes to a 60/40 split - Kitchen supplier to be informed) 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. Downlights to kitchen area and low voltage under wall unit lighting. (Delux package refer to separate schedule) Utility / Utility Cupboard / Laundry (where applicable) Tumble dryer space. (Space only - appliance to be self purchased & installed) •

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).

Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap.



Ditton The Webster(S/T) Core Range Sales Specification & Finishes. 9 Mirin Version 31 - Feb 2023 Agreed: 07th July 2023 The Updated: 18th June 2024 REF: R9113-SMH-23-XX-SP-K-1000

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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.	•	•	•	•	•		•	•	•		•						



ST.MODWEN HOMES	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
IT Eurian Shawar tray and Markyn hingad shawar screen (and fi	Master En-suite (where provided) ted side panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to																	
shower enclosure.										-	•						•	
JT Fusion Shower tray and Merlyn sliding shower screen with Ide Full height tiling to shower enclosure.					•		-	•	•					-	•	•		
Ideal Standard iLife bath with bath panel and frameless hinged Ideal Rain S3 shower head. Full height tiling to perimeter of bat						•												
Ideal Standard iLife bath with bath panel with bath mixer taps.																		
Ideal Standard iLife open shrouded back WC with exposed close	coupled cistern.					•	•	•	•	•	•	•	•	•	•	•	•	-
Ideal Standard iLife washbasin featuring chrome mono basin mi	xer tap.					-	•	-	-	-	•	•	•	•	•	•	•	-
Half height wall tiling behind sanitaryware.						•	•		•	•				•	•		•	•
Half height wall tiling behind WC & tiled splashback above basin	L.										•	•	•			•		
Splashback above basin								•										
Tiled finish to window cills (if window shown on plot specific dra	wings).						-	-	•	I	•	-	•	•	•	•	•	•
Downlights.													•	•	•	•	•	•
Low Energy batten light fitting.						•	-	-	-	•	•	-						
	Second/Third En-suite (where provided)																
JT Fusion Shower tray and Merlyn sliding shower screen with Ide Full height tiling to shower enclosure.	eal Standard shower.																	•
Ideal Standard iLife bath with bath panel and frameless hinged Ideal Rain S3 shower head. Full height tiling to perimeter of bat						-												
Ideal Standard iLife open shrouded back WC with exposed close																	-	
Ideal Standard iLife washbasin featuring chrome mono basin mi						•											•	
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 dra																	•	

Downlights.

Low Energy batten light fitting.



Wall tiling splashback above basin.

threshold strips.

Door bell

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.

CAT 6 data wiring applied to the above specification

Ditton Core Range (S/T) 9 apartments) apartments) Sales Specification & Finishes. Garnet 9 Moore Mirin Version 31 - Feb 2023 Agreed: 07th July 2023 The The The The (1-14 Updated: 18th June 2024 H4B1454 H4B1370 REF: R9113-SMH-23-XX-SP-K-1000 H2B774 н3в922 652 REV: 31.10 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. **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 **Electrical** 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. 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). • •

<u>Video gate entry system (plots 95 - 100)</u>																.	•
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)					•	•	•	•	•	•	-	-	•	•	•	- 1	•
Electric garage door (plots 95 - 100)																	•
Heating																	
Gas fired central heating with white radiators and thermostatic valves (as specified on heating designs).		•	•	•	•	•	•	•	•	-	•		•	•	•	•	•
	1																
Thermostat with digital display. (Refer to Working drawings for exact location). Single zone	-	•	•	•	-	•	•	-	•	-	-	•				\ \	
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	-	•	•	•	•	•	•	-	•	•	-	•	-	•	•	•	
	•	•	•	•	•	•	•	•	•	•	-	•	•	•	•	-	-



Garage up & over steel door with Plastisol finish (where applicable). Suffolk grained, vertical grooved white water based gloss internal doors.

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.

restrictors (where applicable). UPVC Utility doors to side/rear

Insulated, drop down, loft hatch.

All walls to be finished in white matt emulsion.

Ceiling finished in white matt emulsion.

White oil based gloss painted woodwork.

PIR controlled external light to front door.

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

Front garden graded, turfed and planted as applicable.

Paths - Buff paving flags as indicated on site layouts.

Slim profile, grey GRP canopy above entrance door

Sheds and Geogrid shed bases where applicable

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

Through door viewer and chain

Rear garden graded and turfed.

White PVC-U fascia boards & soffits.

Black gutters and downpipes.

External Tap.

Ditton Core Range (S/T) 9 apartments) apartments) Sales Specification & Finishes. Wilfred 9 Garnet Moore Bosco Mirin Version 31 - Feb 2023 Agreed: 07th July 2023 The The The The (1-14Updated: 18th June 2024 H4B1454 REF: R9113-SMH-23-XX-SP-K-1000 H3B1021 H3B1154 H4B1370 H2B758 H2B774 н3в922 652 723 REV: 31.10 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 -Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), colours refer to finishes schedule. • • • • 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 White oil based gloss painted staircase with white gloss balustrades, handrails and newel caps. White oil based gloss painted staircase and balustrades with Oak veneered handrails and newel caps 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. Security • • • • • • • • **External Features** Fencing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts). (900mm wide path to front entrance, 600mm wide path to side passages and rear) • • • Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts). • -• • • • • • • • • • • • •



Ditton
Core Range
Sales Specification & Finishes.
Version 31 - Feb 2023

REF: R9113-SMH-23-XX-SP-K-1000

Agreed: 07th July 2023 Updated: 18th June 2024

REV: 31.10

Master Version 31 (30/05/23) R90XX-SMH-23-S-SP

NOTE: EVERYTHING UNDERLINED IS OUTSIDE OF THE STANDARD SPEC SCOPE

Spec update:

25/09/23 - requested by MJ (sales) to ammend the Mirin ensuite to only tile behind basin

27/09/23 - requested by AC to ammend all private units to have showers over baths

02/10/23 - requested by AC to remove the above changes for showers over baths and revert to previous

26/10/23 - requested updated to remove kingsmark and walter and various minor ammendments as er meeting with JW 251023

05/03/24 - Updated to change the WC toilet to a compact version to certain HTs.

08/04/24 - ammendment to remove doubling up on Nina bathroom

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