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American Fridge Freezer (Almond Only) - Plumbed in.

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

Plumbed freestanding washer dryer.

4 way spotlight fitting to kitchen area.

(Refer to working drawing for placement).

Full height tiling to shower enclosure

Half height wall tiling behind sanitaryware

Low Energy batten light fitting. Master En-suite (where provided)

Full height tiling to shower enclosure.

Full height tiling to shower perimeter

Wall tiling splashback above basin.

tiling to shower enclosure.

Units to match main kitchen

2 burner electric hob Bathroom

Downlights.

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

Utility / Utility Cupboard / Laundry (where applicable)

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)

taps to Ideal Rain S3 shower head. Full height tiling to perimeter of 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.

Space for fridge/freezer.

Integrated dishwasher.

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A choice of Moores / Symphony base and wall units fitted with soft closers to drawers and doors. 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 60cm four burner gas hob and 60cm 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.

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

JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower.

Downlights to kitchen area and low voltage under wall unit lighting. (Delux package refer to separate schedule)

Core Range Sales Specification & Finishes. R9032-SMH-18-XX-SP-K-1005 Version 31.1 iLife. AUG2023 Hendrefoilan 2/3

(S/T) H3B922 - The Webster H3B823 - The Mirin

H4B1192 - The Chicheste 4B1244 - The Jude

H3B922 - The Kea (D)

13B979 - The Chad

4B1271 - The Eustace

14B1305 - The Oswald

H4B1318 - The Clermon

H4B1334 - The Hexham H4B1362 - The Barlow

H4B1454 - The Garnet H4B1371 - The Paris

H4B1494 - The Cuthber 4B1577 - The Aiden

4B1595 - The Frances

44B1668 - The Gregory

H5B1643 - The Keyne

ldeal Standard iLife bath with bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer Sales Option - Ideal Standard iLife bath with bath panel and frameless hinged Merlyn shower screen and <u>electric</u> shower with connection hose from bath 0 0 0 0 0 0 0 0 0

ldeal Standard iLife 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 hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height

Ideal Standard iLife washbasin on pedestal featuring chrome mono basin mixer tap. Half height wall tiling behind WC & tiled splashback above basin. Tiled finish to window cills (if window shown on plot specific drawings).

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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.

JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height

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

Ideal Standard iLife washbasin featuring chrome mono basin mixer tap Half height wall tiling behind sanitaryware. Half height wall tiling behind WC & tiled splashback above basin.

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.

JT Fusion Shower tray and Merlyn bi-folding shower screen 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.

ldeal Standard iLife 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 bath with bath panel featuring Ideal Standard Tempo chrome bath mixer tap deal Standard iLife open shrouded back WC with exposed close coupled cistern Ideal Standard iLife washbasin 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).

Tiled finish to window cills (if window shown on plot specific drawings).

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.

Ideal Standard iLife open shrouded back WC with exposed close coupled cistern. Ideal Standard iLife washbasin on pedestal featuring chrome mono basin mixer tap.

Wardrobe to Bed 2 ,fitted with sliding, mirrored doors and threshold strips. (Sales Optional Extra)

Ideal Standard iLife corner washbasin on pedestal featuring chrome mono basin mixer tap

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

Wardrobe to Bed 2, fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with

Bedrooms

threshold strips.

Downlights

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ST.MODWEN HOMES	Core Range Sales Specification & Finishes. R9032-SMH-18-XX-SP-K-1005 Version 31 iLife. AUG2023 Hendrefoilan 2/3	H3B823 - The Mirin	H3B922 - The Webster (S/T)	H3B922 - The Kea (D)	H3B979 - The Chad	H4B1192 - The Chichester	H4B1244 - The Jude	H4B1271 - The Eustace	H4B1305 - The Oswald	H4B1318 - The Clermont	H4B1334 - The Hexham	H4B1362 - The Barlow	H4B1371 - The Paris	H4B1454 - The Garnet	H4B1494 - The Cuthbert	H4B1577 - The Aiden	H4B1595 - The Frances	H5B1643 - The Keyne	H4B1668 - The Gregory	H5B1836 - The Almond
Electrical sockets in white to NHBC / LABC requirements.		-					<u> </u>	<u> </u>	<u> </u>				-	•	•	<u> </u>	<u> </u>		<u> </u>	•
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).		_	_	H																
										-				•		-	-	-	-	
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.				٠.	•	٠.		-		-	٠	-	٠	٠	٠	•	•	٠	-	•
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).			٠	•		•	٠		•	٠	•	٠	•		•	•	•	٠	•	•
UPVC Utility doors to side/rear												•							- 1	
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).										-					-				- 1	
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 mattemulsion.																				
Ceiling finished in white matt emulsion.																				
White oil based gloss painted staircase with white gloss balustrades, handrails and newel caps.				L-		L-													_	
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 N																				
White oil based gloss painted 14411111 x 1011111 square edge M																				
White oil based gloss painted ognin x 22mm square edge Mi White oil based gloss painted woodwork.	a. a														à					
Security																				
Multi-point door locking to external / french / patio / bi-fold doors			-							-		-								デ
	Windows fitted with window locks with key, unless fire escape.																			
Mains supply smoke detectors to Building Regulation require																				
Carbon monoxide alarm to Building Regulation requirements.															ė					
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.			-																	
real garden graded and toffed.									_		_		_	-	-		_	_	-	_

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Black gutters and downpipes.

Master Version 31 (30/05/23) R90XX-SMH-23-S-SP Amended to Suit Hendrefoilan (31/07/23) Amended iLife Sanitaryware (01/09/23) Amended 1305 Cupboard (09/01/24)

White PVC-U fascia boards & soffits.

External Tap.

Paths - Buff paving flags as indicated on site layouts.

Slim profile, grey GRP canopy above entrance door

(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

Fencing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts).

Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts).