





Core Range  
Sales Specification & Finishes.  
June 2024  
R9XXX-SMH-24-XX-SP-K-5400  
Rev C01

	A1B463 - The Selwyn (GF/D/S/T)	A1B590 - The Sabina (FF/D/S/T)	A1B569 - The Cera (FOG/D/S/T)	H2B623G/P - The Alban (S/T)	H2B692G/P - The Kemble (S/T)	H2B776 - The Nina (S/T)	H2B774 - The Wilfred (S/T)	H3B777G/P - The Lawrence (S/T)	A2B814 - The Gennings (FOG/D/S/T)	H3B823G/P - The Mirin (S/T)	H3B909 - The Houghton (S)	H3B922 - The Webster (S/T)	H3B922 - The Kea (D)	H3B922D - The Kea (D)	H3B934 - The Thea (S)	H3B934 - The Elwen (D)	H3B974 - The Theo (S/T)	H3B974 - The Saxon (D)	H3B1021G/P - The Edwena (D/S)	H4B1136 - The Hamington (D)	H3B1154 - The Moore (D)	H4B1192 - The Chichester (D)	H4B1206 - The Becket (S)	H4B1262 - The Hiero (S)	H4B1318 - The Clermont (D)	H4B1334G/P - The Hexham (S/T)	H4B1362 - The Barlow (D)	H4B1370 - The Bosco (D)	H4B1371 - The Paris (D)	H4B1371D - The Paris (D/S)	H4B1454 - The Garnet (D)	H4B1494 - The Cuthbert (D)	H5B1643 - The Keyne (D)	H4B1752 - The Mayne (D)	H5B1836 - The Almond (D)
<p><b>Core Range</b></p> <p>JTFusion Showertray and Merlyn sliding shower screen with Ideal Standard electric shower. Full height tiling to shower enclosure.</p> <p>Ideal Standard i.Life acrylic watersaving bath with Roper Roads bath panel and Merlyn shower screen and Ideal Standard electric shower with connection hose from bath mixertaps to Ideal Rain S3 showerhead. Full height tiling to perimeter of bath.</p> <p>Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat &amp; cover and 4/2.6 litre cistern.</p> <p>Ideal Standard i.Life A 50cm 1 tap-hole washbasin with full height pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste -chrome.</p> <p>Half height wall tiling behind sanitaryware.</p> <p>Tiled finish to window cills (if window shown on plot specific drawings).</p> <p>Downlights.</p> <p>Low Energy batten light fitting.</p>																																			
<b>Cloakroom / WC</b>																																			
<p>JTFusion shower tray with Merlyn semi frameless bi-fold shower screen and Ideal Standard electric shower mixer with Ideal Rain S3 showerhead. Full height tiling to shower perimeter</p> <p>Ideal Standard i.Life S, Compact close-coupled WC with slow-close seat &amp; cover and 4/2.6 litre cistern.</p> <p>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</p> <p>Wall tiling splashback above basin.</p>																																			
<b>Bedrooms</b>																																			
<p>Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold strips.</p> <p>Open walk in wardrobe with clothes rails and shelving</p> <p>Wardrobe to Bed 1, door fitted with lever handles and latch to match the main doors. Clothes rails and shelving to be provided.</p>																																			
<b>Electrical</b>																																			
<p>Electrical sockets in white to NHBC / LABC requirements.</p> <p>Lounge media plate pre-wired for BT &amp; Terrestrial Digital TV and provision for Hyperoptic (where available).</p> <p>Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyperoptic (where available).</p> <p>Lounge and master bedroom provided with 1no. Deta double socket with USB charging ports.</p> <p><b>Family Room pre-wired for Terrestrial Digital TV.</b></p> <p>Data (telephone) point in bedroom 1 (Refer to Working drawings for exact location).</p> <p><b>Data (telephone) point in bedroom 2 (Refer to Working drawings for exact location).</b></p> <p>Data (telephone) point in study (Refer to Working drawings for exact location).</p> <p>2no. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location).</p> <p>Door bell</p> <p>Low energy lighting to Building Regulations standard.</p> <p>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.</p>																																			
<b>Heating</b>																																			
<p>Gas fired central heating with white radiators and thermostatic valves (as specified on heating designs).</p> <p>Thermostat with digital display. (Refer to Working drawings for exact location). Single zone</p> <p>Thermostat with digital display. (Refer to Working drawings for exact location). Double zone</p>																																			
<b>Internal &amp; External Windows &amp; Doors</b>																																			
<p>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).</p> <p>UPVC Utility doors to side/rear, frames and doors to be white.</p> <p>Insulated GRP (Glass Reinforced Plastic) Pas:24 front door (where applicable) - style to be HNG1H, frames to be white, doors to be grey (RAL7016) to outside and white inside.</p> <p>Garador Horizon up &amp; over steel garage door with Plastisol finish (where applicable), to be grey (RAL7106).</p> <p>Suffolk grained, vertical grooved white water based satin wood internal doors.</p> <p>Insulated, drop down, loft hatch.</p> <p>Insulated, drop down, steel, fire rated loft hatch (to 2.5/3 storey homes). Fire doors internal.</p> <p>Satin stainless steel finished curved mitred lever door furniture throughout.</p>																																			
<b>Decoration</b>																																			
<p>All walls to be finished in white matt emulsion.</p> <p>Ceiling finished in white matt emulsion.</p> <p>White oil based satin wood painted staircase with white satin wood balustrades, handrails and newel caps.</p> <p>White oil based satin wood painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish.</p> <p>White oil based satin wood painted 144mm x 18mm square edge MDF skirting, with feature square edged groove.</p> <p>White oil based satin wood painted 69mm x 22mm square edge MDF architrave, with feature square edged groove.</p> <p>White oil based satin wood painted woodwork.</p>																																			

