ST.MODWEN HOMES

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 Hannington (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)
	GF - Ground Floor Maisonette. FF - First Floor Maisonette. FOG - Flat over Garage. D - Detached. S - Semi Detached. T - Mid/End Terraced.																																			
Kitchen																																				
A choice of Moores / Symphony base and wall units fitted with soft closers to drawers and doors.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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.													■	■		■		■	■	■	■	■	■			■	■	■	■	■	■	■	■	■	■	
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.	■	■	■						■																											
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.													■	■		■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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 watersaving bath with RoperRoads bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer taps to Ideal Rain S3 showerhead. Full height tiling to perimeter of bath.	■	■	■	■	■																															
Ideal Standard i.Life acrylic watersaving bath with RoperRoads 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.	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Half height wall tiling behind sanitaryware	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Tiled finish to window cills (if window shown on plot specific drawings).	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Downlights.													■	■		■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Low Energy batten light fitting.	■	■	■	■	■	■		■	■	■	■	■			■		■																			
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.						■		■							■	■							■	■	■										■
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. Full height tiling to shower enclosure.									■	■		■	■	■			■	■	■	■	■	■				■	■	■	■	■	■	■	■		
Ideal Standard i.Life acrylic watersaving bath with RoperRoads bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer taps to Ideal Rain S3 showerhead. 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.													■	■		■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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 electric shower. Full height tiling to shower enclosure.																																	■		■

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JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard electric shower. Full height tiling to shower enclosure.																																■		■	
Ideal Standard i.Life acrylic water saving bath with RoperRoads bath panel and Merlyn shower screen and Ideal Standard electric 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.																																■	■	■	■
Low Energy batten light fitting.							■																												
Cloakroom / WC																																			
JT Fusion shower tray with Merlyn semi frameless bi-fold shower screen and Ideal Standard electric shower mixer with Ideal Rain S3 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.				■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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 ,door fitted with lever handles and latch to match the main 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 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).																							■				■	■	■	■	■				
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.			■						■				■	■		■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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) frames to be white with sealed double glazed units, chrome ironmongery and window restrictors (where applicable).	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
UPVC Utility doors to side/rear, frames and doors to be white.											■				■	■								■	■		■	■				■	■	■	■	■
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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Garador Horizon up & over steel garage door with Plastisol finish (where applicable), to be grey (RAL7106).			■					■					■	■		■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Suffolk grained, vertical grooved white water based satinwood internal 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 satinwood painted staircase with white satinwood balustrades, handrails and newel caps.	■	■	■	■	■	■	■	■	■	■	■	■			■		■																		
White oil based satinwood painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish.													■	■		■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White oil based satinwood painted 144mm x 18mm square edge MDF skirting, with feature square edged groove.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White oil based satinwood painted 69mm x 22mm square edge MDF architrave, with feature square edged groove.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White oil based satinwood painted woodwork.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

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Security																																			
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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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 boundaries (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 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																											■								
Slim profile, grey GRP canopy above entrance door	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■		■	■	■	■	■			■	■
Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts).	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White PVC-U fascia boards & soffits.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
External Tap.			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Black gutters and downpipes.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■