

ST.MODWEN HOMES	Core Range Sales Specification & Finishes. June 2024 R9XXX-SMH-24-XX-SP-K-5400 Rev C01	ក្នុ ក្នុង18463 - The Selwyn (GF/D/S/T)	A1B590 - The	A1B569 - The Cera (FOG/D/S/T)		H2B692G	규. 	H3B777G/P	A2B814 - The Gennings (FO	H3B823G/P - The Mirin (9	H3B909 - The Houghton (S) H3B922 - The Webster (S/T)	H3B922 - The			H3B934 - The Elwen (D)	H3B974 - The	H3B1021G/P - The Edwena (D/S)	H4B1136 - The Hannington (D)	H4B1192 - The	H4B1206 - The	H4B1262 - The Hiero (S)	Clermont (D)	H4B1334G/P - The Hexham (S/T) H4B1346.2 - The Rarlow (D)	The Bosco (H4B1371 - The Paris (D)	H4B1371D - The Paris (D/S) H4B1454 - The Garnet (D)		- The	H4B1752 - The Mayne (D) H5B1836 - The Almond (D)	
Kitchen																														
A choice of Moores / Symphony base and wall units fitted with soft closers		•	-		-	-			-	•		-	•	•			•			-	•	•			•		-	-		l
gocm tall wall units including boiler housing except when boiler is in utility	· · · ·	•			•									- 1			•				•				1 1					l
A choice of 40mm laminated worktops and matching upstands with stainle Stainless steel built in tall double fan oven with 90cm six burner gas hob ar	•	-	-	- 1	- 1	- 1	- -	1.	-		- -										- 1									l
Refer to the kitchen design.												١.	-		•		•	٠.				•	- -		•	• •		-		ı
stainless steel built under single fan oven with 60cm four burner gas hob ar Refer to the kitchen design.	nd 6ocm chimney extractor hood.	-	-	-	-	-	- -	•	-	•	• •			-						-	-									l
Integrated fridge/freezer 50/50 split.													-		-		-								•					1
Space for fridge/freezer.		•	-	-	-	-		-	-	•	• •			•	-					-	•									ı
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.		-	-	•																										Ĺ
Integrated dishwasher.												-	-		•	-	-	• •	-			-	- -		-	• •	-	-		L
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishw Franke Antea stainless steel single inset sink bowl and drainer with Franke		•	•	•	•	•			-	-	- -			•	-						-									L
(Delux offer changes to a bowl and a half sink).	Athena chrome mixer tap.	-	-	-	-	-	- -	•	-	•	• •	•	•	•	- -	•	•	• •	• •	-	-	•	• •	• •	•	• •		•		L
Downlights to kitchen area and low voltage under wall unit lighting.												-	-		-	-	-			-	-	•	- -		-		-	-		L
4 way spotlight fitting to kitchen area.		•	=	-	=	-		-	-	•				•														Щ		
Utility / Utility Cupboard / Laundry (where applicable) Units to match main kitchen.																														L
A choice of 40mm laminated worktops and matching upstands.													-				-				•				-					۱
Plumbing for washing machine or washer dryer space.																														L
(Washing machine or washer dryer available as a sales extra). Tumble dryer space. (Space only - appliance to be self purchased & installe.	.A.											١.																		Ł
Franke Antea stainless steel single inset sink bowl and drainer with Franke												1		-	-			- 1		1										L
(Refer to working drawing for placement).																						•	•				•	•		L
2 burner electric hob.																							-					\bot		ı
Bathroom Ideal Standard i.Life acrylic water saying bath with Roper Roads bath page	el and frameless hinged Merlyn shower screen and thermostatic shower with																													L
connection hose from bath mixer taps to Ideal Rain S ₃ shower head. Full h	eight tiling to perimeter of bath.	-	-	•	•	-																								L
Ideal Standard i.Life acrylic water saving bath with Roper Roads bath pane height tiling to perimeter of bath.	l without shower and screen with Cerabase Single Lever Bath Filler. Half						-	-	-	-	- -	-	-	-	- -		-	- -	. •	-	-	-	- -		-	- -		•	- -	l
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standar	rd thermostatic shower.																	_								١.				L
Full height tiling to shower enclosure															- 1 -	1.		•								- -		1.1		L
JT Fusion Snower tray and Merlyn hinged snower screen (and fixed side pa tiling to shower enclosure.	nel where applicable) with Ideal Standard thermostatic shower. Full height																		•			•	•	٠					- -	l
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & c	over and 4/2.6 litre cistern.	•	-	-	-	-	•	-	-	•	• •		-	•		•	•			-	•	•		•	•	• •		•		L
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height pedestal,	with Ideal Standard Cerabase single-lever basin mixer and click waste –			.	.			١.				١.	١			١.							. .							l
chrome.																														L
Half height wall tiling behind sanitaryware Tiled finish to window cills (if window shown on plot specific drawings).																														L
Downlights.		-	-	-	_	-		-		-	- •																			L
Low Energy batten light fitting.		-	-	- 1	- 1	- 1	•	1 -		-				-	-															l
Master En-suite (where provided)																														L
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side pa tiling to shower enclosure.	nel where applicable) with Ideal Standard thermostatic shower. Full height						-	-						-	•					-	-	•							-	L
JT Fusion Shower tray and Merlyn bi-folding shower screen with Ideal Stan	dard thermostatic shower.																													l
Full height tiling to shower enclosure.	and the sum extention the survey									· ·	-																			L
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standar Full height tiling to shower enclosure.	a thermostatic shower.								-	•	•	-	-		•	•	•	• •	· •				- -	٠ - ا	-	• •	-	•	•	L
	el and frameless hinged Merlyn shower screen and thermostatic shower with																													
connection hose from bath mixer taps to Ideal Rain S3 shower head. Full h Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & c														-			-				-				-					L
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height pedestal,																														
chrome.							٠ ٠	•	•	•	• •	•	•	•	• •	•	•	• •	' •	•	•	•	• •	. •	•	. .	•	•	. .	
Half height wall tiling behind sanitaryware.								-	-	-	- -	-	-	-		-	-		-	-	-	-	- -		-		-	-		L
Tiled finish to window cills (if window shown on plot specific drawings).							-	-	•	-		-	-	•			-													L
Downlights.								_	١.		_ _	-	•		٠.		•		•	-	-	•	• •	•	-		•	•	• •	L
Low Energy batten light fitting. Second En-suite (where provided)							- -			=	- -																			
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side pa	nel where applicable) with Ideal Standard electric shower.																													L
Full height tiling to shower enclosure.																													•	L
																			_					-						-

Approved for Construction

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JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standa Full height tiling to shower enclosure.	ard <u>electric</u> shower.																															
Ideal Standard i.Life acrylic water saving bath with Roper Roads bath pan- 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 &																																
ldeal Standard iLife A 50cm 1 tap-hole washbasin with full height pedesta chrome.	l, with Ideal Standard Cerabase single-lever basin mixer and click waste –							-																								
Half height wall tiling behind sanitaryware. Tiled finish to window cills (if window shown on plot specific drawings).																													·	٠		
Downlights.																													-	•	-	•
Low Energy batten light fitting. Cloakroom / WC								-																			_			_	_	
	nd Ideal Standard <u>electric</u> shower mixer with Ideal Rain S ₃ shower head. Full							Т											T	Τ				-								
Ideal Standard i.Life S, Compact close-coupled WC with slow-close seat &	cover and 4/2.6 litre cistern. ht pedestal with Ideal Standard Cerabase single-lever basin mixer and click				•	-	-	- -	-	-	-	•	•		-	-	-	•	- -		-	-	-	-	•	-		•	•	•	•	-
waste – chrome	in pedestal with ideal Standard Cerabase single-rever basin ninzer and tiltx								-			•				•	•			•				1 1	•			•	•			_
Wall tiling splashback above basin. Bedrooms					•	•	-	- 1	-	-	•	-	•	- -	•		•	•	-	•	•	=	-	-	•	-	• •	-	-	•	•	-
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold strip:	s.				•	-	-	- 1	- -	•	•		•	• •	•			•			•	•	•									
Open walk in wardrobe with clothes rails and shelving	Challenge Challenge I and the big state to associated																								_							•
Wardrobe to Bed 1, door fitted with lever handles and latch to match the I Electrical	main doors. Clothes rails and shelving to be provided.																							•	•	•		•			_	
Electrical sockets in white to NHBC / LABC requirements.					-	-	-											-	-			-			- 1	-						
Lounge media plate pre-wired for BT & Terrestrial Digital TV and provision	n for Hyperoptic (where available).	-	-	-	•	-	•	• •		1 -		•	•	• •		-	- 1					-	-	- 1	•	-			•	-	- 1	•
Master bedroom pre-wired for Terrestrial Digital TV and provision for Hype		-	-		•	-	•	• •	• •	•	•	•	•	• •	•	-	-	•		•	-	-	•		•	-	• •	•	•	•	•	-
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	t location)						.			١.			.								١.	١.		١. ا			ы.					
Data (telephone) point in bedroom 2 (Refer to Working drawings for exact		-			-	-		- 1	- -	1		-		- -	_		-		-													
Data (telephone) point in study (Refer to Working drawings for exact local																				٠.				- 1	- 1							
2no. Deta double sockets and a data (telephone) point to allow for home v	working (Refer to Working drawings for exact location).	-	•	•	•	•	•	• •		-	-	-	•		•	-	-	-			-	-	-	-	-	-	• •	•	-	•	•	-
Door bell		-	•	•		_		• •				•		• •		-				• •			-		•			•	•			•
Low energy lighting to Building Regulations standard.		-	•		•	•	-	٠.	• •		-	-	•		•	-	•	-	•		-	•	•	-	-	•	٠.	•	-	•	-	•
Switched light and double socket to garage (where garage is integral or di curtilage to include ducting for future fit of lighting and sockets. Refer to p	irectly adjacent to the dwelling). All homes with detached garages within plot specific drawings.			•									٠	•	٠.		•	•	-	<u> </u>	ŀ	٠	•	•	٠	•	•	•	•	•	•	•
Gas fired central heating with white radiators and thermostatic valves (as	specified on heating designs).	-	-	-	-	•	•			1 -	-	-	-		-	-	- 1	-	-	. -	٠.	-	-	- 1	-	-		-	-	-	-	7
Thermostat with digital display. (Refer to Working drawings for exact loca	·	-	-		-	-	-			-	-	-	-			-	-	-														
Thermostat with digital display. (Refer to Working drawings for exact loca	ation). Double zone																		-	-	-	-	•	•	-	-		•	-	-	•	•
Internal & External Windows & Doors																															4	
uPVC high performance glazed windows/patio doors/bi-fold doors (where ironmongery and window restrictors (where applicable).	specified) frames to be white with sealed double glazed units, chrome	•	٠	•	•	•	•	• •	• •	•	•	•	•			•	•	•	• •	•			•	•	•	•	•	•	•		•	•
UPVC Utility doors to side/rear, frames and doors to be white.	ible) - style to be HNG1H, frames to be white, doors to be grey (RAL7016) to										•														•			١.		•	•	•
outside and white inside.	ible) - style to be findin, frames to be writte, doors to be grey (RAL/016) to	•	•	•	•	•	•	• •	- -	•	•	•	•	- -	-	•	•	•	• •	· •	•	•	•	•	•	•	• •	٠ ا	•	•	•	•
Garador Horizon up & over steel garage door with Plastisol finish (where a	applicable), to be grey (RAL7106).			•					-				•	-	-		-						-	-	-				•			•
Suffolk grained, vertical grooved white water based gloss internal doors.		-										-									-	•		•			- -		-			
Insulated, drop down, loft hatch. Insulated, drop down, steel, fire rated loft hatch (to 2.5/3 storey homes). F	Fire doors internal			-	-	•	-		• •	١.		-	-	• •			- 1	-	- '				٠.		-							
Satin stainless steel finished curved mitred lever door furniture throughou				•								•	-			•	•	•						-	•				-	•	- 1	
Decoration																																
All walls to be finished in white matt emulsion.			•		•				-		•		•		•	•					•	•	•	•		•		•	•			-
Ceiling finished in white matt emulsion. White oil based gloss painted staircase with white gloss balustrades, hand	drails and newel caps.		•						• •	_			•					-	•						•	•		•		•	•	•
White oil based gloss painted staircase and balustrades with hardwood ha	•											_	- 1	•				- 1								-					- 1	
White oil based gloss painted 144mm x 18mm square edge MDF skirting,	with feature square edged groove.	•	•	•	•		•	- -		-	-	-	-		•	•	•	-			-	•	•	-	•	•			-	•	- 1	•
White oil based gloss painted 69mm x 22mm square edge MDF architrave,	, with feature square edged groove.	•	٠	٠		_		_	- -			٠				•				•		•	٠	•	•				•			•
White oil based gloss painted woodwork.		•	•		•	-	-	• •	• •	•	•	•		- -	•	•	•	•	- -		•		•	•		•	• •	-		•	•	-



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Security		1																1	1										4	4			4
Multi-point door locking to external / french / patio / bi-fold doors			•						-		•	•		•							•		•		•				-				
Windows fitted with window locks with key, unless fire escape.		•																•					•							Ш			
Mains supply smoke detectors to Building Regulation requirements. Carbon monoxide alarm to Building Regulation requirements.					_															•													
Through door viewer and chain				31																	- 1												
PIR controlled external light to front door.																		l i															
Pre-wire for external lights to rear and side doors.			- 1															10															
External Features		_		_	_						_	_	_	_	_			_	_	_	_	_	_	_	_				ضه			_	
Front garden graded, turfed and planted as applicable.		-			-							-		- 1				1	-			- 1		- 1	-			-					
Rear garden graded and turfed as applicable.				•	-					-	•	-	•	-	•					-	-	-	-	•	-					•	•	•	•
Fencing - 1800mm timber fencing with gate to rear or side boundaries (typ	e and position as indicated on site layouts).	-		-	-	- -		-	-	-		-	-	-	•		-		-	-	•	-		•	-	- -	. .			•	- 1	•	•
Paths - Buff paving flags as indicated on site layouts. (900mm wide path to front entrance, 600mm wide path to side passages a	nd rear)		•	-			. -	-			•			•	-							-	•	•	•	. .	٠ .		-	-	-	-	-
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).	•	-	-	•	• •		١.	-	•	-	•	-	-	•		•	-	•	-	-	-	•	•	•				-	-	- 1	•	-
White PVC-U fascia boards & soffits.		-		•	•				-	-		-	•	-	•		-		-	-		-	•	•	-					•	•	•	•
External Tap.				•	•	• •		•	-	•	-	•	-	-	•	• •	•	•	•	•	•	-	•	•	•				•	•	•	•	•
Black gutters and downpipes.		-	-	•	-				-	-	•	-	•	-			-		-	-	•	-		•	-	- -					•		-