

## INTERIOR FEATURES

**Upgraded Internal Doors**  
**Newark door** A heavier weighted door to the Cambridge with a wood grain texture. Finished in satin white.

**Wardrobes**  
 Hinged and sliding wardrobes to all bedrooms (where possible). Refer to Sales Consultant to confirm if both systems are available and colour choices.

**Co-ordinating free standing bedroom furniture**  
 Please refer to 'My Redrow' for selections.

**Phone Point** Additional points. in white, polished or brushed chrome.

**TV Point** Additional points. In white, polished or brushed chrome.

**Electrical Sockets / Switch Plates** Low profile polished or brushed chrome effect finish electrical accessories.

**Wireless / Remote Heating Control**  
 Designed for time and temperature control of your heating at home from your mobile phone or tablet (requires Wi-Fi within the home).

**Fireplaces & Electric Fires**  
**Fireplaces manufactured by the Gooding Group**  
 Please refer to 'My Redrow' for current selections available.

**Wall Mounted Styles**  
**Floor Mounted Surrounds**  
**Floor Mounted Surround Electric Fire** Electric chrome surround finish with remote control.  
 Wall mounted surrounds are only available with the electric fire.

**Flooring** A choice of Amtico flooring and Cormar carpets are available. Please refer to 'My Redrow' for selections.

**Downlights** To kitchen / dining / family / utility / bathroom / en-suite and cloaks in brushed or polished chrome finish; refer to drawings for possible locations.

**Additional Features**  
 Media plate, USB sockets, fused spur.  
 Sky Q - Speak to Sales Consultant for further information.

## BATHROOM & CLOAKROOM FEATURES

**Wall Tiles**  
 Additional tiling to bathroom, cloakroom and en-suite by Porcelanosa.

**Sanitaryware**  
**Bathroom WC** Sottini Isarca WC.  
**Bathroom basin** 55cm Sottini Santorini basin with semi pedestal and click plug waste.  
**En-suite basin** 55cm Sottini Santorini basin with semi pedestal and click plug waste.  
**Cloakroom basin** 40cm Santorini basin or Concept Arc 45mm corner basin. Please refer to drawings to confirm basin designs available.

**Shower** Aqualisa Digital Valve.  
 Aqualisa Diverter - Available to select housetypes.

**Shaver socket** Polished or brushed chrome.

**Floor finishes**  
**To bathroom, cloakroom & en-suite**  
 A selection of ceramic floor tiles by Porcelanosa and Amtico flooring available.  
 Please speak to the Sales Consultant for further details.

**Bathroom accessories**  
**Chrome toilet roll holders**  
**Modular bathroom furniture** Basin and wall mounted cabinets.  
 Illuminated Mirrors (choice of) for Bathroom & En-suite.  
 Please refer to 'My Redrow' for ranges.

## KITCHEN & UTILITY FEATURES

**Kitchen Styles** Selection of traditional and contemporary styles available, see 'My Redrow' for further details.

**Work Surfaces** Granite or silestone in a range of finishes.

**Floor Tiles** A selection of ceramic floor tiles and Amtico flooring available. Please speak to the Sales Consultant for further details.

**Eco Waste Bins** Fitted into suitable base unit where possible.

**3 in 1 Steaming Hot Tap**

**Composite Kitchen Sink** Range of colours available  
 - Refer to My Redrow.

**Waste Disposal Unit**

**Appliances**  
**Upgrade** Siemens gas hob, induction hob, fridge freezer, single oven and microwave, integrated dishwasher, chimney extract.

**Upgrade** Siemens double oven, combi microwave, ceramic hob, induction hob, touch control ceramic hob, integrated dishwasher.

**Upgrade** Freestanding tumble dryer, freestanding washing machine, integrated washer / dryer. See My Redrow for details

## EXTERIOR FEATURES

**Patio Door** Where possible bi-folding doors.

**External Lights**  
**Rear** Bulk head light fitting adjacent to rear door.

**External / Internal Door** Personnel door (where applicable).

**Garage**  
**Remote Control** Please see Sales Consultant for further details.  
**Personnel Door** Only priced for certain designs.

**Burglar Alarm** Wireless alarm system with PIRs, located as shown on drawings.

**External Power Point** Refer to drawing for location.

**TV Aerial** Please see Sales Consultant for further details.

**External Electric Vehicle Charger**

## EXTERIOR FEATURES

**Rear**  
**Turf** Turfing.

**Additional Features**  
 Water butt.  
 Additional patio area



# Clarence Fields

SPECIFICATION



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Quality is never an accident; it is always the result of high intention, sincere effort, intelligent direction and skilful execution; it represents the wise choice of many alternatives



## KITCHEN & UTILITY FEATURES

### Kitchen Styles

Moore's Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see My Redrow or Sales Consultant for further details.

### Work Surfaces

Range of quality laminate work surfaces available. Please see My Redrow or Sales Consultant for further details. Splashback to hob in Stainless Steel.

### Kitchen & Dining Lighting

Pendant lights. Please see Sales Consultant for further details.

### Switches & Sockets

White switches & sockets. Please see Sales Consultant for further details.

### Appliances

Integrated Fridge Freezer.  
2 x Single Oven or Double Oven.  
60cm Gas Hob.  
90cm Gas Hob.  
60cm Cooker Hood.  
90cm Cooker Hood.  
See Sales Consultant for combinations.

## BATHROOM & CLOAKROOM FEATURES

### Sanitaryware

Arc by Sottini.

### Bathroom

Tempo Arc 170cm x 70cm, water saver. Bath in white.

### Bath Panel

Unilux white panel.

### Wall Tiles

To bathroom, cloakroom and en-suite. Tiling by Porcelanosa. Please see Sales Consultant for further details.

### Shower over Bath

Shower valve together with bath screen to be fitted above the bath only where there is no shower enclosure within the bathroom. Aqualisa Bar Valve.

### Shower Valve

To bathroom and en-suite. Aqualisa Bar Valve to all house types.

### Elevate Shower Screen

Low profile shower tray in white.

### Shower Tray

Low profile shower tray in white.

### Mirror

To be fitted above the bathroom and en-suite washbasins where possible.

### Towel Warmer

Bar towel warmers in polished chrome finish complete with chrome TRV valves.

### Shaver Socket

White finish.

## EXTERIOR FEATURES

### Numeral Plaque

House number to Front of property on numeral plaque to match the colour of the front door except when white when numeral to be black.

### Fascia & Soffit

uPVC fascia and vented soffit board in white profile.

### Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

### Waney Lapped Boarding

Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.

### Windows

Sealed double glazed uPVC windows, in white finish.

### Door Bell

Push with transformer.

### Light to Front

Vertical tile hanging to be in a plain tile where indicated on the house type elevation.

### Garage

Steel Hörmann door - Double or Single. Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details.

### Power

Light & double socket to all garages.

### Front Garden

Landscaped Front Garden

### Paving

Buff Riven slabs indicated on drawing.

### External Fencing/Gates

Side and rear - 1.8 High Fencing.  
Gate - 1.8 High timber gate.

### Driveway - Tarmac drive.

Outside Tap - Outside tap, refer to drawing for location.



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## INTERIOR FEATURES

### Consumer Unit

Internal Doors  
Cambridge door.

### Internal Door Furniture

Tortosa lever, polished chrome. To all house types.

### Skirting to Ground

“Torus” profile MDF, 194 x 14.5mm, with satin white paint finish to all house types.

### Skirting to Upper Floors

“Torus” profile MDF, 119 x 14.5mm, with satin white paint finish to Broadway, Amberley, Stratford, Marlow, Oxford & Oxford Lifestyle house types.

“Torus” profile MDF, 194 x 14.5mm, to the Sunningdale house type.

### Architrave to Ground

69mm x 14.5mm, satin white paint finish to all house types.

### Architrave to Upper Floors

58mm x 14.5mm section size, satin white paint finish to Broadway, Amberley, Stratford, Marlow, Oxford & Oxford Lifestyle house types.

69 x 14.5mm, satin white paint finish to Shaftesbury & Sunningdale house types.

### Ceilings

Flat skim finish with Dulux white emulsion paint decoration.

### Walls

Dulux Almond White emulsion paint finish.

### Staircase

White painted with ash handrail.

### Radiators

Myson Round top radiators.

### Central Heating

System via a combination of boiler, thermostatic radiator valves and room thermostats.

### Mains Pressure Cylinder

Therma Q.

### Lighting

Pendant lights.

MOORE'S AEG GODING *Ideal Standard*

Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.