



POTTERS LEA

SPECIFICATION







Interior Features

Walls

Dulux off-white emulsion paint finish.

Internal Doors

Cambridge internal moulded door finished in satin white paint.

Internal Door Furniture

Available in either brushed or polished chrome.

Architrave

Torus profile MDF, satin white paint finish.

Skirting Boards

Torus profile MDF, to match architrave.

Staircase

Square plain spindles with square newels in satin white paint finish, complete with light ash handrails and pyramid newel caps, finished with a clear lacquer.

Ceilings Dulux

White emulsion paint decoration.

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all 4 bedroom homes. A combi boiler will be fitted to all 3 bedroom homes.
Mains pressure domestic hot water provided to all houses.
Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system.

Radiators

Myson round top radiators.

Wardrobes to Bedroom 1

A range of quality styles are available. Please see Sales Consultant for more details and to confirm availability of hinged or sliding option.

Phone Point

A range of fittings. Finish to match electrical accessories in room located as follows: one in ground floor general area, one in lounge, one in study (if applicable). NB first point will be a standard BT box.

TV Point

A range of fittings. Finish to match electrical accessories in room located as follows: one in lounge, one in bedroom 1 and one in study/family room (if applicable).

Electrical Sockets / Switch Plates

Ultimate low profile white electrical switch and socket plates.

Lighting

Pendant and batten lighting points.

Consumer Unit

Surface mounted Legrand consumer unit to be fitted in all utility rooms and garages. Semi recessed Legrand consumer unit to be fitted in all other areas. Please refer to drawing for location.

Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for a battery back up in the event of a power cut.

Kitchen & Utility Features

Kitchen Styles

A range of quality kitchen styles are available.
Please see Sales Consultant for more details.

Work Surfaces

A range of quality work surfaces and matching upstands are available. Please see Sales Consultant for more details.

Splashback

Stainless steel splashback behind hob.

Under Unit Lighting

LED downlights provided where shown on kitchen layout.

Sink

Kitchen Stainless steel 1 bowl sink with chrome mixer tap.
Utility (Where applicable) Stainless steel single bowl with chrome mixer tap.

Appliances

Hob 60cm gas
60cm chimney extract
Double oven
Integrated fridge/freezer

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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.

Bathroom & Cloakroom Features

Bathroom, En-suite & Cloakroom Styles

Ideal Standard.

Shower to En-suite (where applicable)

Shower Valve Alto Ecotherm Thermostatic bar valve.

Shower Tray Acrylic capped low profile shower tray with concealed waste and upstands to all four sides.

Shower Screen to enclosure Please refer to drawings to confirm door style (pivot or bi-fold).

Walk in Shower (Where applicable) Tuff Form shower system. Wet room screen as indicated on drawing.

Brassware

Basin Ideal Standard Tempo monoblock tap with single lever control complete with click plug waste.

Bath Ideal Standard Tempo single lever bath filler complete with click plug waste.

Shower over Bath Shower valve and screen to be provided above the bath where there is no separate shower enclosure within the bathroom. Alto Ecotherm bar valve above bath with Ideal Standard Connect Radius screen.

Bath

Tempo bath with Unilux bath panel.

Bathroom & Cloakroom Wall Tiles & Features

Areas as indicated on drawings, see Sales Consultant for further details. Wall tile choices available. Mirror to be fitted above the bathroom & en-suite washbasins (where applicable). Please refer to drawings for confirmation.

Towel Warmer

Towel warmer with thermostatic valve in chrome effect finish to bathroom and en-suite.

Shaver Socket

Located in the bathroom and en-suite(s), finish to match electrical plates.

Exterior Features

Fascia & Soffit

Vanquish' uPVC fascia and vented soffit board in white profile.

Rainwater System

Rainwater gutters and downpipes in black finish.

Windows

Sealed double glazed uPVC windows in white finish with enhancement of dummy casements to front elevations as indicated on house type drawings.

External Doors

Front GRP pre-finished door with patterned glass. Style of door all as indicated on house plan, finished in a solid colour externally and White finish internally.

Rear Steel door with patterned glass. Finish internally and externally to be white complete with Black Japanned lever handle externally and chrome handle internally.

Security Multi point locking system to front & rear doors of house.

House Numeral Colour to match front door plaque.

Door Bell

Black bell push with transformer.

External Lights

Front Lantern to front entrance, (houses with canopy over front entrance will have energy efficient recessed downlight fitted in lieu of).

Garage

Door Hörmann 'Ilkley' style steel up & over with window panels to top. Door finish to be painted to match front door colour.

Light and Power (Where applicable). Please see Sales Consultant for more details.

Patio / Pathways

Buff Riven flags as indicated on drawing.

Driveway

Tarmac drive (or as external works layout).

External Fencing

Sides Vertical boarding 1.8m high.

Rear Vertical boarding 1.8m high (plot specific).

Gate 1.8m high timber gate.

Garden

Front Quality turf to front garden.

Refer to layout for landscaping details.

Rear Topsoil laid across the garden.



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OPTIONAL CUSTOMER UPGRADES

Interior Features

Electrical Sockets / Switch Plates

Polished or brushed chrome effect finish electrical accessories on floor(s) selected by purchaser.

Phone Point

Additional points offered as customer upgrade.
Please see Sales Consultant for more details.

TV Point

Additional points offered as customer upgrade.
Please see Sales Consultant for more details.

Fireplaces

Electric floor mounted fireplace. Please see Sales Consultant for more details.

Carpets / Vinyl / Tiles

Choices available. Please see Sales Consultant for more details.

Wardrobes to Other Bedrooms

A range of quality styles are available. Please see Sales Consultant for more details and to confirm availability of hinged or sliding options.

Bedroom Furniture

Please see Sales Consultant for range.

Kitchen & Utility Features

Kitchen Styles

A range of quality upgrade kitchen units are available.

Work Surfaces

A choice of granite or Silestone worktops and upstands.

Flooring

Please see range of ceramic kitchen floor tiles and vinyl in Sales Office.

Appliances

Ceramic hob. Please see Sales Consultant for more details.
Induction hob. Please see Sales Consultant for more details.
Combi-oven and single oven
2x single ovens
Integrated washer/dryer
Free-standing washing machine
Free-standing tumble dryer
Integrated dishwasher
Appliance package. Please see Sales Consultant for more details.

Accessories

Waste disposal unit
Eco waste separation
Filter tap
Hot water tap

Downlights

To kitchen area and utility where applicable.
Refer to drawings for location.

Bathroom & Cloakroom Features

Bathroom, En-suite and Cloakroom style

Sottini Isarca.

Floor Finishes to Bathroom, Cloakroom & En-suite

Ceramic floor tiles / Amtico. Please see Sales Consultant for more details.

Shower Valve

Ideal Standard upgrades available.
Please see Sales Consultant for more details.

Tiling

Half-height or full-height available.
Please see Sales Consultant for more details.

Bathroom Furniture

Roper Rhodes cabinets.
Please see Sales Consultant for house type suitability and colours.

Downlights

To wet rooms. Refer to drawings for location.

Accessories

Chrome toilet roll holders.

Soft Close Toilet Seats

Exterior Features

Patio Doors

uPVC sliding & folding terrace door, dimension of opening all as indicated on design drawing.

Garages

Remote Control Offered as customer option.
Personnel Door To detached garages.

Burglar Alarm

Alarm System with PIRs, located as shown on drawings.

Paving

Patio extension.

Turf & Tap

Lighting

Front light & camera and rear bulkhead light upgrades available.

External Powerpoint

TV Aerial

