

# Specification

All Housetypes  
(where applicable)

## Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
Chunky cladding to base units and panel framing to wall units	✓
Square PVC edged worktop with upstand to wall	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas or electric ceramic hob	✓
Stainless steel 5-burner gas ceramic hob	○
Stainless steel single fan oven ('A' energy rating)	✓
Stainless steel single multi-function fan oven ('A' energy rating)	○
Stainless steel double multi-function fan oven ('A' energy rating)	○
Housing for integrated fridge/freezer (appliances not included)	✓
Integrated fridge/freezer ('A+' energy rating)	○
Plumbing and electrics for washing machine	✓
Integrated washing machine ('A++' energy rating)	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher ('A+' energy rating)	○
3 spot energy efficient LED track light to ceiling	✓
Energy efficient LED downlighters to ceiling	○
Ceramic floor tiles	○

## Bathrooms

Ideal Standard's contemporary styled 'Concept Arc/Cube/Sphere' bathroom suite	✓
Water efficient dual flush toilets	✓
Soft close toilet seat to bathroom WC	✓
Lever operate chrome monobloc mixer taps	✓
Chrome finished electric shower with anti-limescale system (dependent upon layout and system)	✓
Bar style chrome shower mixer valve (dependent upon layout and system)	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓
Shaver point to en-suite	○
Drum type low energy light to ceiling	✓
Energy efficient LED downlighters to ceiling	○
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓
Ceramic floor tiles	○

- ✓ Standard
- Optional Extra
- Not Available

**Electrical**

Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓
Power and lighting to garage (where within plot curtilage)	✓
TV socket to lounge and master bedroom	✓
TV socket to lounge, kitchen and master bedroom	○
BT socket	✓
Motion sensor porch light with energy efficient LED bulb	✓
Front doorbell and chime	✓
Intruder alarm	○

**Heating**

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Programmable control of heating zones	✓
Chrome towel radiator to bathroom/en-suite	○

**Exterior**

Double glazed PVCu windows (where planning permits)	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓
PVCu fascias, soffits and gutters (where planning permits)	✓
Multi-point door locking system to front and rear doors	✓
Up-and-over steel garage door	✓
Outside cold water tap	○

**Decorative**

Stop chamfer moulded spindles and newels to staircase	✓
Ovolo moulded skirting boards and architraves	✓
2-panel moulded smooth internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in soft white emulsion	✓
Woodwork painted satin white	✓
Fitted wardrobe system to master bedroom	○
Fitted wardrobe system to bedroom 2	○

**Landscaping**

Turf to front garden	✓
1,800mm high, larch lap fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	✓
1,800mm high, larch lap/close board boundary fencing	○

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.