

SPECIFICATION



KITCHENS

Premium kitchens have been selected from Symphony's Cranbrook range. A painted style finish that is in keeping with both traditional and contemporary interiors and further feature under pelmet lighting. All homes have laminate worktops (with an option to upgrade to Silestone or granite), glass splashbacks, Blanco sink and taps, cooker hood and a removable unit to make way for a washing machine complete the uncluttered elegance of the kitchen. There are a choice of floor tiles by Porcelanosa to kitchen, and dining areas where within the same room. The Rockingham features an integrated Bosch double oven, 4-ring gas hob, extractor hood and integrated fridge-freezer as standard. The Dingley is as above only with a single oven. The larger four and five bedroom homes benefit from an upgrade to a 5-ring gas hob with extractor hood, and a choice of a double oven or a single oven and a combi-microwave and integrated dishwasher. Where homes have a utility room, the finish matches the kitchen specification, with space for a separate washing machine and drier depending on layout. Please ask your Sales Adviser for further details.

HEATING

For your comfort all homes have full gas-fired central heating with an Ideal Standard/Logic boiler and thermostatically controlled radiators. Homes with feature fireplaces are generally fitted with class 1 flue chimneys. The Sales Advisers can provide further details on specific plots.



BATHROOM & EN SUITES

The bathrooms, en suites and cloakrooms are finished in a simple contemporary style with Roca sanitaryware, and accompanied by Hansgrohe taps and shower mixers. Accompanied by a choice of floor coverings from the Amtico range to bathrooms and en suites. In bathrooms, which feature both bath and shower facilities, half height tiling from the Porcelanosa range is present around the bath. Homes without a separate shower zone within the bathroom offer a shower fitted onto a riser rail, fixed glass shower screen and full height tiling around the bath. Heated towel rails and shaver points to bathrooms and en suites are included. Cloakrooms sanitaryware includes Porcelanosa tiled splashbacks and flooring.

CONNECTIVITY

Your home comes well connected to the outside world with a telephone point (ready for your own connection), multi-media point to living room (Sky+ and digital Freeview ready for your own connection) and TV sockets to kitchen-diners and all bedrooms. For convenience, USB sockets are fitted in the kitchen and master bedroom, and for peace of mind mains-wired smoke and carbon monoxide detectors are provided.

OPTIONAL EXTRAS & UPGRADES

Personalise your home with a range of optional extras and upgrades. Please consult your Sales Adviser for further information.

WARRANTY

Mulberry homes come with a 10-year Premier warranty.

The choice available on some of our finishes depends upon the construction stage of your new home. Optional extras can be purchased to personalise your home further, please ask your Sales Adviser for details. Photography from a previous Mulberry showhome and indicative only.