

Specification

At Mulberry Homes we offer an enviable specification as standard, as well as the option to personalise and upgrade your home further with our exciting range of optional extras.* We take care to select the finest fixtures and finishes that will not only enhance your home, but also provide you with the ideal blank canvas ready for you to stamp your own identity.

KITCHENS

Our contemporary kitchens have been selected from Symphony's Woodbury range with the ALTA or Cranbrook range available as an upgrade. All homes have laminate worktops, glass splashbacks, Blanco sink & taps and a removable unit to make space for an optional washing machine.

There is a choice of floor tiles by Porcelanosa to the kitchen and the dining area, subject to an open plan layout. All WC's also benefit, and where the housetype boasts a utility room these are also included as standard.

Our homes all benefit from a single oven, a four burner gas hob, extractor hood and integrated fridge/freezer. The Sherbourne and The Harrington housetypes all feature an integrated Bosch double oven, five burner gas hob, extractor hood and integrated fridge/freezer and dishwasher as standard.

Where homes have a utility room, the finish matches the kitchen specification, with space for a free standing washing machine and tumble drier depending on layout.**

BATHROOM AND EN SUITES

Bathrooms, en suites and cloakrooms are finished in a simplistic contemporary style, complimented with Roca sanitaryware and soft close lavatory seats.

In bathrooms featuring a shower over the bath, a fixed glass shower screen, a riser rail and full height tiling around the bath is provided from the Porcelanosa range.

Where the family bathroom consists of both a bath and shower enclosure, full height tiling will be provided to the enclosure only, with half height around the bath.

The luxury of heated towel rails and shaver points are included in bathrooms & en suites and feature Amtico flooring. Sanitaryware to the cloakrooms includes Porcelanosa tiled splashbacks and ceramic tiled flooring.

HEATING

For your comfort, all Mulberry homes have full gas-fired central heating with an energy efficient Ideal Standard/Combi Logic boiler and thermostatically controlled radiators.

CONNECTIVITY

Your home comes well connected to the outside world with telephone points (ready for your own connection), a multi-media point to the living room and TV sockets to all bedrooms and the kitchen/dining room where applicable.

For peace of mind, mains operated smoke alarms and carbon monoxide detectors are provided.

ELECTRICAL

Standard pendant lighting can be found in living and dining rooms, as well as the bedrooms and the loft. White LED downlighters are installed in the hall and landing, cloakroom, kitchen, kitchen/diners and bathrooms and en suites.

WARDROBES

The Bradgate, Harrington and Watermead come with mirror finish sliding wardrobes to the master bedroom.

OUTSIDE

Externally, our collection of homes benefit from turf to the rear gardens and planting as per the landscaping plan.

Gardens have closeboard panels and posts. Please speak to your Sales Advisor to discuss external boundaries for specific plots.

Generous patios all fully paved along with footpaths where applicable.*

OPTIONAL EXTRAS AND UPGRADES

You can enjoy personalising your home with a range of optional extras and upgrades from our extensive range.**

WARRANTY

All Mulberry homes come with a NHBC 10 year industry recognised warranty.

*Options and upgrades are subject to the stage of construction, please ask your Sales Advisor for further details. **Please ask your Sales Advisor for further details.

