



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 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 and/or dishwasher (subject to kitchen layout).
- There is a choice of luxury floor tiles by Porcelanosa to the kitchen and the dining area, subject to an open plan layout. Where the housetype boasts a utility room these are also included as standard.
- The Abbey, The Carlton, The Farnwell and The Pitsford all feature a single oven, a four burner gas hob, extractor hood and integrated fridge/freezer.
- The Bradgate, The Earlswood, The Harrington, The Salcey, The Sherbourne & The Welland all feature an integrated Bosch double oven, five burner gas hob, large extractor hood, 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 dryer depending on layout. Please ask your Sales Advisor for further details.

BATHROOM AND EN SUITES

- Bathrooms, en suites and WCs are finished in a simplistic contemporary style, complimented with Roca sanitaryware and soft close lavatory seats.
- The Bradgate, The Earlswood, The Harrington, The Salcey, The Sherbourne, & The Welland all feature Laufen sanitaryware with feature cabinets to bathroom and en suites.
- 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.
- Half height wall tiling is provided to the rear of the lavatory and sink.
- The luxury of heated towel rails, shaver points and Amtico Spacia flooring.
- WCs feature luxury Porcelanosa tiled splashback and flooring.

WARDROBES

- The Bradgate, The Earlswood and The Harrington feature mirror finish sliding wardrobes to the master bedroom.

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.
- The Bradgate & The Earlswood feature a fireplace recess with a Class 1 working chimney, recessed oak beam and T shaped slate flooring finish, ready for wood burner installation (which can be purchased as an optional extra*)

CONNECTIVITY

- Your home comes well connected to the outside world with telephone points to the master understair cupboard/store, living room, master bedroom and study where applicable.*
- A multimedia point to the living room and TV sockets to all bedrooms and the kitchen/dining room where applicable.
- USB sockets to the kitchen and master bedroom.
- For peace of mind, mains operated smoke alarms and carbon monoxide detectors are provided.

ELECTRICAL

- Pendant lighting can be found in living and dining rooms, as well as the bedrooms and the loft.
- White LED downlighters are installed to the hall, landing, cloakroom, kitchen, kitchen/diners, where conjoined, utility room, bathrooms and en suites where applicable.

OUTSIDE

- Externally, our collection of homes benefit from turf to the rear gardens.
- Planting to the front gardens of all properties and open space areas will be as per the landscape plan.**

- An external tap is provided to the rear of the property.
- Generous patios all fully paved along with footpaths where applicable.**
- Gardens generally have closeboard panels and posts.**
- Landscaped Green Garden Boundaries Initiative to selected plots, where property boundaries are enhanced with pleached trees, offering greater privacy and a pleasant, leafy outlook.

OPTIONAL EXTRAS AND UPGRADES

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

YOUR LIFESTYLE, YOUR SPACE

Garden Rooms and lifestyle rooms above garage available as an optional upgrade to selected plots and subject to the stage of construction. Please liaise with your Sales Advisors for further information and prices.

- Selected plots are provided with ducting only for an electric & fibre feed, located from the property's master inlet position to the garage and pre designated garden room location (where applicable).**
- Selected plots have the option for an external Garden Room to be added to a pre designated position within the rear garden.**
Please liaise with your Sales Advisor for Garden Room specification and layouts
- Selected plots feature lifestyle room above garage built with trusses in place to allow for conversion.**

** Please speak to your Sales Advisor to discuss external boundaries, including footpaths and gardens generally for specific plots.

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



Images depict previous Mulberry Homes Showhomes, indicative only.