



Luxury 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 Beacon, The Bosworth, The Carlton, The Fairfield, The Farnwell, The Foxton, The Humberstone, The Pitsford, & The Yardley all feature a single oven, a four burner gas hob, extractor hood and integrated fridge/freezer.

The Sandringham features 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

The Sandringham features Laufen sanitaryware with feature cabinets to bathroom and en suites.

Bathrooms, en suites and WC's 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.

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.

WC's feature luxury Porcelanosa tiled splashback and 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 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, where applicable, bathrooms and ensuites 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.**

OPTIONAL EXTRAS AND UPGRADES

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

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