



## EVERY LITTLE DETAIL CONSIDERED

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 starting point, ready for you to stamp your own identity.



Computer generated image depicts a typical Warwick housetype kitchen/diner, specification variations may occur, indicative only.

### GENERAL

- Oak style finish handrails and newel caps to staircase.
- White premium ladder moulded internal doors throughout.

### KITCHENS

- Our contemporary kitchens have been selected from the UK's leading supplier of kitchens, Symphony's provide timeless, classic design with a product to suit all homes and styles. Ranges to choose from include the Woodbury, Harvard and Urbran range with the Cranbrook or Princeton (Gallery) range available as an upgrade.
- 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.

- 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 and specification).
- The Abbey, The Beacon, The Bosworth, The Carlton, The Houlton, The Humberstone, The Pitsford, The Ravensden, The Richmond, The Rockingham, The Warwick & The Yardley all feature a Bosch single oven, 4 zone electric induction hob, extractor hood and integrated fridge/freezer.
- The Blenheim, The Earlswood, The Harrington, The Salcey & The Sherbourne all feature an integrated Bosch double oven, 5 zone electric induction 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, Hansgrohe tapwear and soft close lavatory seats.
- The Blenheim, The Earlswood, The Harrington, The Salcey & The Sherbourne all feature Laufen sanitaryware and Hansgrohe tapwear with feature cabinets to bathroom and en suites.
- Where the family bathroom consists of both a bath and a separate shower enclosure, full height Porcelanosa tiling will be provided within the enclosure only, with half height around the bath.
- Bathrooms that do not have a separate shower enclosure will then feature a shower with a riser rail over the bath, complete with a glass fixed shower screen finished with full height tiling immediately around the bath from the Porcelanosa range.
- 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 Earlswood & The Harrington feature mirror finish sliding wardrobes to the master bedroom.

### HEATING

- Homes benefit from Air Source Heat Pumps from Daikin which is supported by underfloor heating to the ground floor and with pressurised cylinder.

### 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 & master bedroom.
- For peace of mind, mains operated smoke alarms 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 WC, kitchen area, where conjoined, utility room, bathrooms and en suites, where applicable.

\*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. † Please liaise with your Sales Advisor for further details.



### OUTSIDE

- Planting to the front gardens of all properties and open space areas will be as per the landscape plan.\*\*
- An external tap and garden turf is provided to the rear of the property.
- Patios are all fully paved along with footpaths where applicable.\*\*
- Gardens generally have closeboard panels and posts.\*\*
- Your home is provided with a 7kw electric car charger.†

### OPTIONAL EXTRAS AND UPGRADES

- You can enjoy personalising your home with a range of optional extras and upgrades. Please ask your Sales Advisor for further details.

### WARRANTY

- All Mulberry homes come with a NHBC 10 year industry recognised warranty.
- All Mulberry Homes come with 2 years Customer Care from our experienced team.