



A Sophisticated Specification

Imagery depicts a typical Mulberry interior

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.*

Kitchens

- Our contemporary kitchens have been selected from Symphony's Woodbury, Harvard and Urban range with the Cranbrook or Princeton 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 Barton, The Hardwick, The Warwick and The Yardley, all feature a Bosch single oven, 4 zone electric induction hob, extractor hood and integrated fridge/freezer.
- The Eaton, The Petworth, The Roxley, The Sherringham and The Windermere 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.

General

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

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 Eaton, The Petworth, The Roxley, The Sherringham and The Windermere 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.



Imagery depicts a typical Mulberry bathroom

Connectivity

- Your home is equipped 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 alarm are provided.

Wardrobes

- The Eaton, The Sherringham and The Windermere feature mirror finish sliding wardrobes to the master bedroom.



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Electrical & Heating

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

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, Upgrades & Warranty

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

*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.