

SPECIFICATION

BAYCROFT



S P A C E

H O M E S

External	
Brickwork	Sandringam Buff/Milburn Brown (Ibstock) or Mellor Red (Forterra)
Roof tile	Sandtoft Calderdale (Dark Grey)
Artstone	N/A
Windows	Double Glazed UPVC Grey (External) White (Internal)
Door (front)	Composite
Door (rear)	Double Glazed UPVC Grey (External) White (Internal)
Canopy	N/A
Garage Door	N/A
Turf (front)	N/A
Turf (rear)	N/A
Light (front)	Bransford LED Cylinder with PIR (Brushed Chrome)
Car Charging Point	Rolec EVO 7.3kW Wallpod

Internal	
Doors	5 Vertical Panel Style (White)
Door handles	Serozzetta Brushed Chrome (Azul Level on Round Rose)
Ironmongery	N/A
Skirting/architrave	Square Edged Profile (White)
Wall colour	Emulsion White
Woodwork colour	White Satin Eggshell

Ground Floor WC	
Flooring	N/A
Toilet	Ideal Standard Sandringham 21 (Close Coupled)
Basin	Ideal Standard Sandringham 21 (450 x 350 x 155mm)
Basin tap	Deva Insignia

Bathroom

Wall tile	Waxman Ceramic (Varying Finishes)
Flooring	N/A
Toilet	Ideal Standard Sandringham 21 (Close Coupled)
Basin	Ideal Standard Sandringham 21 (550 x 460 x 175mm)
Basin tap	Deva Insignia
Bath	Ideal Standard Sandringham 21 (1690 x 690 x 540mm)
Bath tap	Deva Insignia Pillar
Heated chrome towel rail	N/A
Shower	Bristan Frenzy Thermostatic Shower with Ideal Standard Screen

En-Suite (If Applicable)

Wall tile	N/A
Flooring	N/A
Shower	N/A
Shower Enclosure	N/A
Toilet	N/A
Basin	N/A
Basin Tap	N/A
Heated chrome towel rail	N/A

Kitchen	
Kitchen choice	Howdens (Varying Finishes)
Worktop	Laminate (Varying Finishes)
Handles	Howdens Earl (Varying Finishes)
Splash back	790mm Glass (Varying Colours)
Tap	Lamona Alvo Swan Neck (Brushed Nickel)
Kitchen sink	1.5 Bowl Inset (Varying Finishes)
Oven	Lamona SS Single Fan Oven
Hob	Lamona Ceramic Hob
Extract	Lamona Canopy Extractor (Recirculated Hood)
Integrated Dishwasher	N/A
Integrated Fridge Freezer	N/A
Integrated Washing Machine	N/A
Kitchen/ Dining area flooring	N/A

Electrical Fitting	
Switches and sockets	Voilex Casa White Moulded
Consumer unit	Wylex Metal Consumer Unit
Heat alarm	Aico Ei3028
Smoke alarm	Aico Ei3024
Lighting	Hager Pendant Lights
Extract fans	Envirovent ECO dMEV+
Positive Input Ventilation	N/A

Mechanical Fitting	
Boiler	Dalkin Altherma LT Monobloc Air Source Heat Pump
Radiators	Stelrad Compact
Thermostat/Programmer	Honeywell

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