

SPECIFICATION

MOORDALE GARDENS



S P A C E

H O M E S

External	
Brickwork	Pitched Faced Stone / La Paloma Brick (Plot Dependant)
Roof tile	Tile or Slate (Plot Dependant)
Artstone	Abbey Artstone (M05)
Windows	White UPVC
Door (front)	Jedson Black Composite Door
Door (rear)	Decenunick 2500 White UPVC Patio Doors
Canopy	GRP Slate Grey Tile Effect (Pitched, Apex or Mono)
Garage Door	Oxley Garador Sutton Up & Over (Black)
Turf (front)	Plot Dependant
Turf (rear)	Optional Extra (Plot Dependant, speak to Sales Team)
Light (front)	Leto 2 Light w PIR GU10 (Anthracite)

Internal	
Doors	White Oak Belize
Door handles	Mitred Lever on Rose Handle Set
Ironmongery	Satin Stainless Steel
Skirting/architrave	Ogee MDF
Wall colour	Matt Brilliant White
Woodwork colour	White Gloss

Ground Floor WC	
Flooring	Optional Extra (Plot Dependant, speak to Sales Team)
Toilet	Ideal Standard i.life
Basin	Ideal Standard i.life
Basin tap	Brushed Steel Mixer

Bathroom

Wall tile	Waxman Ceramics (Varying Finishes)
Flooring	Optional Extra (Plot Dependant, speak to Sales Team)
Toilet	Ideal Standard i.life
Basin	Ideal Standard i.life
Basin tap	Brushed Steel Mixer
Bath	Ideal Tempo with Mira React Mixer Shower
Bath tap	Deva Hudson Tap
Heated chrome towel rail	Included as Standard
Shower Screen	Ideal Connect Bath Screen

En-Suite

Wall tile	Waxman Ceramics (Varying Finishes)
Flooring	Optional Extra (Plot Dependant, speak to Sales Team)
Shower	Mira React Mixer Shower
Shower Enclosure	Instinct Sliding Door
Toilet	Ideal Standard i.life
Basin	Ideal Standard i.life
Basin Tap	Brushed Steel Mixer
Heated chrome towel rail	Included as Standard

Kitchen	
Kitchen choice	Howdens Clerkenwell (Optional Upgrade to Halesworth) (Plot Dependant, Speak to Sales Team)
Worktop	Laminate Worktop - Varying Finishes (Plot Dependant)
Handles	Handleless (Brushed Nickel Effect T Bar Handle - With
Splash back	Glass Splashback (Varying Colours)
Tap	Alvo Polished Chrome Swan Neck
Kitchen sink	1.5 Bowl Composite Sink (Varying Colours)
Oven	Lamona Stainless Steel Built-In Single Oven (2-3 Beds) Lamona Stainless Steel Built-In Double Oven (4 Beds)
Hob	Lamona 60cm Ceramic Hob
Extract	Lamona Stainless Steel Canopy Cooker Hood
Integrated Dishwasher	Lamona Full Size Integrated Dishwasher
Integrated Fridge Freezer	Optional Extra (Plot Dependant, speak to Sales Team)
Integrated Washing Machine	Optional Extra (Plot Dependant, speak to Sales Team)
Kitchen/ dining area flooring	Optional Extra (Plot Dependant, speak to Sales Team)

Electrical Fitting	
Switches and sockets	Nexus Brushed Steel
Consumer unit	Wylex Metal
Heat alarm	Aico Ei3014
Smoke alarm	Aico Ei3016
Downlights	JCC Fireguard Next Generation (Brushed Steel)
Extract fans	Greenwood CV2
Positive Input Ventilation (PIV)	N/A

Mechanical Fitting	
Boiler	Ideal Logic Combi Boiler
Radiators	Stelrad Elite
Thermostat/Programmer	Honeywell T3 Programmable

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