

SPECIFICATION

ST JOHN'S PARK



S P A C E

HOMES

External	
Brickwork	Ibstock Minster Cream Wienerberger Calderwood Claret
Roof tile	Russell Grampian Anthracite Grey with Cream Brick Russell Grampian Terracotta Red with Claret Brick
Artstone	N/A
Windows	UPVC Grey or Cream (Plot Dependant)
Door (front)	Grey or Cream Composite Door (Plot Dependant)
Door (rear)	Grey or Cream Composite Door (Plot Dependant)
Canopy	Glass Canopy
Garage Door	N/A
Turf (front)	Street Scene Frontage (Where Applicable)
Turf (rear)	Optional Extra
Light (front)	Lyco 46472 Outdoor Cylinder in Anthracite Grey / Stainless Steel
Car Charging Point	Rolec Qubev

Internal	
Doors	White Newark Linear Panel Door
Door handles	Zoo Stainless Steel
Ironmongery	To Match Handles
Skirting/architrave	Pencil Round
Wall colour	Crown White Matt Emulsion
Woodwork colour	Crown White Gloss

Ground Floor WC	
Flooring	Optional Extra
Toilet	Ideal Standard
Basin	Ideal Standard
Basin tap	Bristan Frenzy Single Mixer Tap

Bathroom

Wall tile	Porcelanosa
Flooring	N/A
Toilet	Ideal Standard
Basin	Ideal Standard
Basin tap	Bristan Frenzy Single Mixer Tap
Bath	Ideal Standard
Bath tap	Deva Swoop MK2 Bath Filler
Heated chrome towel rail	Instict Trade - 22mm Cross Bar Straight Towel Rail
Shower Screen	Ideal Connect 2 Radius Bath Screen

En-Suite

Wall tile	Porcelanosa
Flooring	N/A
Shower	Aqualisa - Midas 110 Bar Mixer Shower
Shower Enclosure	Mira Elevate Enclosure
Toilet	Ideal Standard
Basin	Ideal Standard
Basin Tap	Bristan Frenzy Single Mixer Tap
Heated chrome towel rail	Instict Trade - 22mm Cross Bar Straight Towel Rail

Kitchen	
Kitchen choice	Howdens Range - Clerkenwell (Halesworth Upgrade)
Worktop	Howdens Range Laminate
Handles	Howdens Range - Selected Buyer Choice (Only Available with Halesworth Upgrade)
Splash back	Glass Splashback
Tap	Alvo Swan Neck Polished Chrome
Kitchen sink	Lamona Composite 1.5 Bowl
Oven	Lamona SS Single Fan Oven LAM3410 (1-3 Beds) Lamona Built in Double Oven LAM460 (4 Beds)
Hob	Ceramic Hob LAM1706
Extract	Chimney SS Extractor (LAM2410)
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
Consumer unit	Wylex 14 Way Isolator
Heat alarm	Aico (Ei 3104) Multisensor Heat/Carbon Detector
Smoke alarm	Aico (Ei 3104) Optical and Heat Interlinked Alarm
Downlights	Aurora Enlite GU10 Fire Rated Downlights
Extract fans	Greenwood Unity
Positive Input Ventilation (PIV)	N/A

Mechanical Fitting	
Boiler	Ideal Logic
Radiators	Permo Rettig Compact Range or Similar
Thermostat/Programmer	Danfoss or Similar

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