



New Home Specification – St Pauls Mew, Burton upon Trent, Staffordshire, DE14 2EF
Quiet – Convenient – Quality

General

10 Year Premier Guarantee Structural Warranty

Security

Integrated Intruder Alarm
Composite Front entrance door with multipoint locking system

Externals

Tarmaced parking spaces with adjacent bollard lighting
Tarmaced driveway & brick built garage (Brookleys house types only)
Slabbed pathways and patio area to rear garden enclosed with quality timber fencing
Turfed rear gardens and front (where appropriate)
Decorative railings and gates (Plots 1,2,13 & 14)
Outside tap

Internal Finish

White panelled internal doors with brushed chrome furniture
Staircase & Woodwork finished in satin white
Walls finished in Magnolia Emulsion
Ceilings finished in White Emulsion

Kitchens

Kitchen units with soft close doors from choice of styles
Granite worktops and upstands with 1.5 bowl undermount sink
Stainless Steel Single Oven & 4 burner gas hob
Stainless Steel Extractor Hood and Splashback
Integrated Dishwasher
Under cupboard lighting
Plumbing and space for Washing machine
Outside Tap

Ground Floor Cloakroom

White Vitra Sanitaryware
Monobloc Tap & Tiled Splashback to basin, available from our standard choices
Ceiling Recessed Spotlights
Heated Towel Rail

Bathrooms

White Vitra Sanitaryware
Thermostatic shower above bath
Full height tiling to shower area, half height to bath, available from our standard choices
Monobloc Tap & Tiled Splashback to basin
Ceiling Recessed Spotlights
Shaver Point
Heated Towel Rail

Ensuites (Brookleys & Errwood house types only)

White Vitra Sanitaryware
Electric shower control
Full height tiling to shower area, available from our standard choices
Monobloc Tap & Tiled Splashback to basin
Ceiling Recessed Spotlights
Shaver Point
Heated Towel Rail

Electrical

Power Sockets and Light switches with Chrome finish
TV Points in Living, Kitchen & all Bedrooms
BT Points in Living, Bedroom 1 & Kitchens or Hallway (where appropriate)
Outside lights adjacent to all external doorways
Power supply to loft space

Heating

Thermostatic heating controls
Combination Boiler to Hawksmoor & Errwood house types
Conventional boilers with cylinder and a tank to Brookleys house type

Flooring

Vinyl flooring to Kitchen, Cloakroom, Bathroom & Ensuite (where provided), available from our standard choices.
Carpet with underlay to all other rooms, available from our standard choices.

Optional extra items

Fire & Surround to Living room (Brookleys & Errwood house types only)
TV aerial