

Tilley Grove Specification

HOUSE TYPES

	VYRNWY	FRANKTON	BURLTON	ASTON	ALBRIGHTON DUAL ASPECT	ALBRIGHTON	HAUGHTON	CORBET
Kitchen & Utilities (where applicable)								
Choice of kitchen units with laminate work surfaces and upstands, smooth door closers, cutlery tray and stainless steel splash back to hob – subject to design (available up to certain stage of build)	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard wall tiles to window cill (available at certain stage of build)	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink to kitchen (1 bowl sink to utility where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel electric single fan oven	✓	✓	✓					
Stainless steel electric double fan oven				✓	✓	✓	✓	✓
60cm stainless steel gas hob with hood	✓	✓	✓	✓	✓	✓		
75cm stainless steel gas hob with hood							✓	✓
Housing for integrated fridge/freezer (appliance not included)	✓	✓	✓					
Integrated fridge/freezer				✓	✓	✓	✓	✓
Space for dishwasher with plumbing and electrics (space may be slimline please ask for details)	✓	✓	✓					
Integrated 12 place setting dishwasher				✓	✓	✓	✓	✓
Space for washing machine with plumbing and electrics	✓	✓	✓	✓	✓	✓	✓	✓
Electric point for tumble dryer					✓	✓		✓
Chrome LED downlights (to kitchen only)	✓	✓	✓	✓	✓	✓	✓	✓
Main Bathroom								
Square wall hung white finish wash basin with chrome mixer tap		✓	✓	✓	✓	✓	✓	✓
Square wall hung white finish WC with soft close lid.		✓	✓	✓	✓	✓	✓	✓
Square finished bath with thermostatically controlled shower/bath filler and bath screen		✓	✓	✓	✓	✓	✓	✓
Square white finish wash basin with chrome mixer tap	✓							
Square white finish WC with soft close lid.	✓							
Square finished bath with thermostatically controlled shower/bath filler and bath screen								
Choice of standard ceramic wall tiles to wet areas (available at certain stage of build)	✓	✓	✓	✓	✓	✓	✓	✓
Heating- chrome towel radiator	✓	✓	✓	✓	✓	✓	✓	✓
Chrome – LED downlights	✓	✓	✓	✓	✓	✓	✓	✓
Ensuite (s)								
Square wall hung wash basin with chrome mixer tap			✓	✓	✓	✓	✓	✓
Square wall hung WC with soft close lid. Thermostatically controlled shower			✓	✓	✓	✓	✓	✓
Choice of standard ceramic wall tiles to wet areas (available at certain stage of build)			✓	✓	✓	✓	✓	✓
Heating – chrome towel radiator			✓	✓	✓	✓	✓	✓
Chrome LED downlights			✓	✓	✓	✓	✓	✓
Cloakroom								
Square wash hand basin with tap and WC with soft close lid	✓	✓	✓	✓	✓	✓	✓	✓
Heating								
Gas central heating with thermostatically controlled radiators	✓	✓	✓	✓	✓	✓	✓	✓

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Internal								
All homes are provided with Ultra Fast Fibre broadband ready with BT Optical Network Termination Unit (ONT) installed to allow the internet provider router to attach to networked points around the home Power supply, TV aerial & cabled internet data points are provided (Speeds are dependent upon your chosen service provider) Ask the Sales Consultant for details	✓	✓	✓	✓	✓	✓	✓	✓
Living Room – TV aerial, phone point, BT fibre broadband	✓	✓	✓	✓	✓	✓	✓	✓
Additional broadband internet data sockets – bedroom 1, bedroom 2	✓	✓	✓	✓	✓	✓	✓	✓
USB charger incorporated into power sockets to kitchen, bedroom 1 and bedrooms 2	✓	✓	✓	✓	✓	✓	✓	✓
Coaxial lead for TV aerial provided to roof space – for connection by your TV engineer	✓	✓	✓	✓	✓	✓	✓	✓
Electrical sockets/switch plates – white switch socket plates throughout	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fans to kitchens, cloaks, utility & en suite – where applicable	✓	✓	✓	✓	✓	✓	✓	✓
Walls and ceilings white emulsion paint	✓	✓	✓	✓	✓	✓	✓	✓
Doors white gloss paint finish	✓	✓	✓	✓	✓	✓	✓	✓
Door furniture – polished chrome design	✓	✓	✓	✓	✓	✓	✓	✓
Staircase – white newel posts, stringers and balustrades with oak handrails & caps to posts	✓	✓	✓	✓	✓	✓	✓	✓
Architrave and skirting boards painted white gloss	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes – please refer to the individual house type leaflet/ask the Sales Consultant for details	✓	✓	✓	✓	✓	✓	✓	✓
External								
Rainwater goods – Black uPVC gutters and down pipes	✓	✓	✓	✓	✓	✓	✓	✓
Windows – uPVC with sealed double glazing	✓	✓	✓	✓	✓	✓	✓	✓
French doors – uPVC with sealed double glazing (see applicable rooms)	✓	✓	✓	✓	✓	✓	✓	
Bi-fold door with sealed double glazing to kitchen/family/dining room								✓
Front door – GRP with polished chrome door furniture	✓	✓	✓	✓	✓	✓	✓	✓
Rear door – GRP with polished chrome door furniture	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓
Internal power and lighting to garage (where garage accommodation is provided)		✓	✓	✓	✓	✓	✓	✓
Steel wood effect garage door (where garage accommodation is provided)		✓	✓	✓	✓	✓	✓	✓
Rear gardens turfed				✓	✓	✓	✓	✓
Rear gardens fenced	✓	✓	✓	✓	✓	✓	✓	✓
Tarmaced driveways and parking areas	✓	✓	✓	✓	✓	✓	✓	✓

A Management Company will be appointed to look after the landscaped environment of shared spaces including areas of grass, trees, soft and hard landscaping and Sustainable Urban Drainage System (SUDS) which are not maintained by the local authority – please ask for further information.

The NHBC Building Warranty for 10 years is provided to all homes