



Aviation Gardens

S P E C I F I C A T I O N




*It's your home,
have it your way*

All Mandale Homes feature a high standard specification of the very best quality. We also appreciate that everyone is different, so you can also choose from an extensive range of upgrade options to personalise your home.



Mandale
Homes

Together we build a home

HALLWAY/STAIRS			Integrated fridge freezer		✓	Chrome towel warmer	✓	✓	INTERNAL			
Chrome downlights	✓	✓	Single composite bowl and drainer	✓		Chrome downlights	✓	✓	Oak style doors	✓	✓	
Choice of flooring			1 1/2 composite bowl and drainer		✓	Shaver socket	✓	✓	Ceilings finished in white and walls finished with natural hessian throughout	✓	✓	
Choice of upgraded flooring			Choice of chrome mixer tap	✓	✓	Tiling to wet area including splashback	✓	✓	Staircase - oak handrail and spindles, softwood painted newel posts	✓	✓	
W/C			Chrome downlights	✓	✓	Tiling to floor	✓	✓	Skirting and architrave	✓	✓	
White sanitary ware with vanity unit & chrome mixer tap	✓	✓	Under unit lighting	✓	✓	Half height tiling to all other walls or full height tiling to two walls	✓	✓	Central heating and radiators	✓	✓	
Choice of tiled splashback	✓	✓	Plinth lighting			Choice of upgraded ceramic floor and wall tiles			Loft and exterior wall insulation	✓	✓	
Chrome downlights	✓	✓	Choice of vinyl flooring	✓		BEDROOM 1			Intruder alarm	✓	✓	
Chrome heated towel warmer	✓	✓	Choice of upgraded flooring	✓	✓	Digital TV aerial	✓	✓	Smoke detectors	✓	✓	
Choice of vinyl flooring	✓		Digital TV aerial	✓	✓	Choice of flooring			White sockets and switches	✓	✓	
Choice of upgraded flooring		✓	UTILITY (where applicable)			Fitted wardrobes			Brushed chrome sockets and switches	✓	✓	
KITCHEN/DINING AREA			Fully fitted units in a range of colours & styles with soft close doors & drawers		✓	ALL OTHER BEDROOMS			Digital TV aerial to living room and bedroom	✓	✓	
Fully fitted kitchen in a range of colours & styles with soft close doors & drawers	✓	✓	Worktops with 100mm upstands		✓	Digital TV aerial	✓	✓	EXTERNAL			
Upgraded kitchen doors			Single composite bowl & drainer		✓	Choice of flooring			Double glazed bi-fold doors to the rear	✓	✓	
Worktops with 100mm upstands	✓	✓	Choice of chrome mixer tap		✓	Fitted wardrobes			Front courtesy light	✓	✓	
Upgraded granite/quartz/conglomerate worktops with 100mm upstands			Chrome downlights		✓	EN-SUITE (where applicable)			Rear courtesy light			
Upgraded granite/quartz/conglomerate worktops with 100mm upstands			Choice of upgraded flooring		✓	Shower with glass doors		✓	Outside tap to garden			
Cutlery drawer	✓	✓	LIVING ROOM			White sanitary ware with vanity unit and chrome mixer tap		✓	Weatherproof socket			
Single integrated oven	✓		Digital TV aerial		✓	Mirrored wall unit		✓	Electric roller shutter garage door (where applicable)		✓	
Double integrated oven		✓	Choice of flooring			Chrome towel warmer		✓	Power and light to garage (where applicable)		✓	
Gas hob	✓	✓	FAMILY ROOM (where applicable)			Chrome downlights		✓	Front of house landscaped to meet planning requirements	✓	✓	
Ceramic hob			Digital TV aerial		✓	Shaver socket		✓	Double glazed windows	✓	✓	
Induction hob			Choice of flooring			Tiling to wet area including splashback		✓	Rotovated rear garden	✓	✓	
Integrated dishwasher	✓	✓	PRINCIPAL BATHROOM			Tiling to floor		✓	Turf to rear garden	✓	✓	
Integrated cooker hood	✓	✓	Shower bath with glass screen	✓	✓	Half height tiling to all other walls or full height tiling to two walls		✓				
Opaque glass splashback behind hob	✓	✓	White sanitary ware & vanity unit with chrome mixer tap	✓	✓	Choice of upgraded ceramic floor and wall tiles		✓				
			Mirrored wall unit	✓	✓							

✓ Indicates items included as standard. All others are available as upgrades at an additional cost.

HOUSETYPE KEY

✓ The Acorn housetype

✓ The Mulberry and Sycamore housetypes

*Choices from selected ranges, subject to build stage. Mandale Homes reserve the right to modify, alter or omit the specification at any time without notice.