



 *Hawkshead Grange*

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						BEDROOM 1						Staircase - oak handrail and spindles, softwood painted newel posts					
Chrome downlights	✓	✓	✓	✓	✓	Single composite bowl and drainer	✓	✓	✓	✓	✓	Digital TV aerial	✓	✓	✓	✓	✓	Skirting and architrave	✓	✓	✓	✓	✓
Choice of flooring						Integrated washer/dryer						Choice of flooring						Gas heating and radiators	✓	✓	✓	✓	✓
Matting to entrance						Choice of chrome mixer tap	✓	✓	✓	✓	✓	Choice of fitted wardrobes						Loft and exterior wall insulation	✓	✓	✓	✓	✓
W/C						Chrome downlights	✓	✓	✓	✓	✓	ALL OTHER BEDROOMS						Intruder alarm	✓	✓	✓	✓	✓
White sanitaryware with vanity unit & chrome mixer tap	✓	✓	✓	✓	✓	Under unit lighting	✓	✓	✓	✓	✓	Digital TV aerial	✓	✓	✓	✓	✓	Smoke detectors	✓	✓	✓	✓	✓
Choice of vinyl floor coverings	✓	✓	✓	✓	✓	Plinth lighting	✓	✓	✓	✓	✓	Choice of flooring						White sockets and switches	✓	✓	✓	✓	✓
Choice of standard Camaro flooring	✓	✓	✓	✓	✓	Choice of vinyl floor coverings	✓	✓	✓	✓	✓	Wardrobes						Chrome sockets and switches	✓	✓	✓	✓	✓
Choice of tiled splashback	✓	✓	✓	✓	✓	Choice of standard Camaro flooring	✓	✓	✓	✓	✓	EN-SUITE						Digital TV aerial to living room and bedrooms	✓	✓	✓	✓	✓
Chrome downlights	✓	✓	✓	✓	✓	Choice of upgraded flooring: ceramic tiling or premium Camaro						Shower with glass doors		✓	✓	✓	✓	Satellite system wired to living room	✓	✓	✓	✓	✓
Chrome heated towel warmer	✓	✓	✓	✓	✓	LIVING ROOM						White sanitaryware with vanity unit and chrome mixer tap		✓	✓	✓	✓	EXTERNAL					
KITCHEN/DINING AREA						Digital TV aerial	✓	✓	✓	✓	✓	Mirrored storage wall unit		✓	✓	✓	✓	Front courtesy light	✓	✓	✓	✓	✓
Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers	✓	✓	✓	✓	✓	Choice of flooring						Chrome towel warmer		✓	✓	✓	✓	Rear courtesy light	✓	✓	✓	✓	✓
Upgraded kitchen doors						PRINCIPAL BATHROOM						Chrome downlights		✓	✓	✓	✓	Outside tap to garden	✓	✓	✓	✓	✓
Laminate worktops with 100mm upstands	✓	✓	✓	✓	✓	Shower bath with glass screen	✓	✓	✓	✓	✓	Shaver socket		✓	✓	✓	✓	Weatherproof socket					
Upgraded granite/quartz/ conglomerate worktops with 100mm upstands & 1.5 bowl stainless steel undermount sink						White sanitaryware & vanity unit with chrome mixer tap	✓	✓	✓	✓	✓	Tiling to wet areas including splashback		✓	✓	✓	✓	1800mm close boarded fence between plots	✓	✓	✓	✓	✓
Cutlery drawer	✓	✓	✓	✓	✓	Mirrored storage wall unit	✓	✓	✓	✓	✓	Choice of vinyl floor coverings		✓	✓	✓	✓	Front of house landscaped to meet planning requirements	✓	✓	✓	✓	✓
Integrated stainless steel fan assisted single oven	✓	✓	✓	✓	✓	Chrome towel warmer	✓	✓	✓	✓	✓	Choice of ceramic tiling to floor		✓	✓	✓	✓	Double glazed windows	✓	✓	✓	✓	✓
Gas hob	✓	✓	✓	✓	✓	Chrome downlights	✓	✓	✓	✓	✓	Half height tiling to all walls or full height tiling to two walls		✓	✓	✓	✓	Double glazed French doors to rear	✓	✓	✓	✓	✓
Ceramic hob						Shaver socket	✓	✓	✓	✓	✓	Choice of upgraded ceramic floor and wall tiles		✓	✓	✓	✓	Double glazed bi-fold doors to rear	✓	✓	✓	✓	✓
Induction hob						Tiling to wet areas including splashback	✓	✓	✓	✓	✓	INTERNAL						Rotivate rear garden	✓	✓	✓	✓	✓
Integrated dishwasher		✓	✓	✓	✓	Choice of vinyl floor coverings	✓	✓	✓	✓	✓	White painted doors (6 panel)	✓	✓	✓	✓	✓	Turf to rear	✓	✓	✓	✓	✓
Chimney hood	✓	✓	✓	✓	✓	Choice of ceramic tiling to floor						Oak style doors		✓	✓	✓	✓						
Glass splashback behind hob	✓	✓	✓	✓	✓	Half height tiling to all walls or full height tiling to two walls	✓	✓	✓	✓	✓	Ceilings finished in white and walls finished with Turtle Dove throughout	✓	✓	✓	✓	✓						
						Choice of upgraded ceramic floor and wall tiles						Staircase - white painted softwood	✓	✓	✓	✓	✓						

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

HOUSETYPE KEY

✓ The Acorn

✓ The Chestnut

✓ The Hickory

✓ The Willow

✓ The Cedar

*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.