



 *Aubretia View*
SPECIFICATION

*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		Choice of Camaro or Ceramic flooring ✓	Half height tiling to all other walls or full height tiling to two walls ✓	Ceilings finished in white and walls finished with natural hessian throughout ✓
Chrome downlights	✓	Digital TV aerial ✓	Choice of upgraded ceramic floor and wall tiles	Staircase - white painted soft wood
Choice of flooring		UTILITY ROOMS (where applicable)	BEDROOM 1	Staircase - oak handrail and spindles, softwood painted newel posts
W/C		Fully fitted units in a range of colours & styles with soft close doors & drawers ✓	Digital TV aerial ✓	Skirting and architrave
White sanitary ware with vanity unit & chrome mixer tap	✓	Upgraded doors	Choice of flooring	Gas heating and radiators
Choice of tiled splashback	✓	Laminate worktops with 100mm upstands ✓	Fitted wardrobes	Loft and exterior wall insulation
Chrome downlights	✓	Upgraded granite/quartz/ conglomerate worktops with 100mm upstands	DRESSING AREA (The Washington housetype only)	Intruder alarm
Chrome heated towel warmer	✓	Single composite bowl & drainer (where applicable) ✓	Chrome downlights ✓	Smoke detectors
Choice of Camaro or Ceramic flooring	✓	Choice of chrome mixer tap (where applicable) ✓	Choice of flooring	White sockets and switches
KITCHEN/DINING AREA		Chrome downlights ✓	Fitted wardrobes	Chrome sockets and switches
Fully fitted kitchen in a range of colours & styles with soft close doors & drawers	✓	Choice of flooring ✓	ALL OTHER BEDROOMS	FTTP internet facility
Upgraded kitchen doors		LIVING ROOM	Digital TV aerial ✓	Multimedia cable facility ie:- Virgin Media
Upgraded granite/quartz/ conglomerate worktops with 100mm upstands	✓	Digital TV aerial ✓	Choice of flooring	EXTERNAL
Cutlery drawer	✓	Sky Q fitted dish and wiring ✓	Fitted wardrobes	Double glazed bi-fold doors to the rear
Integrated stainless steel fan assisted double oven	✓	Choice of flooring	EN-SUITE 1 & 2 (where applicable)	Double glazed windows
Gas hob	✓	OFFICE (The Washington housetype only)	Shower with glass doors ✓	Front courtesy light
Ceramic hob		Digital TV aerial ✓	White sanitary ware with vanity unit and chrome mixer tap ✓	Rear courtesy light
Induction hob		Choice of flooring	Mirrored storage wall unit ✓	Outside tap to garden
Integrated dishwasher	✓	PRINCIPAL BATHROOM	Chrome towel warmer ✓	Weatherproof socket
Integrated cooker hood	✓	Shower bath with glass screen ✓	Chrome downlights ✓	Electric roller shutter garage door (where applicable) ✓
Granite/quartz/conglomerate splashback behind hob	✓	White sanitary ware & vanity unit with chrome mixer tap ✓	Shaver socket ✓	1800mm close boarded fence between plots ✓
Double integrated fridge freezer	✓	Mirrored storage wall unit ✓	Tiling to wet area including splashback ✓	Front of house landscaped to meet planning requirements ✓
Integrated washer/dryer (The Mason housetype only)	✓	Chrome towel warmer ✓	Tiling to floor ✓	Rotovated rear garden ✓
1 1/2 undermount stainless steel bowl and drainer	✓	Chrome downlights ✓	Choice of vinyl floor coverings ✓	Turf to rear garden ✓
Choice of chrome mixer tap	✓	Shaver socket ✓	Half height tiling to all other walls or full height tiling to two walls ✓	Electric gates ✓
Chrome downlights	✓	Tiling to wet area including splashback ✓	Choice of upgraded ceramic floor and wall tiles	Cycle store (to plots without garages) ✓
Under unit lighting	✓	Tiling to floor ✓	INTERNAL	
Plinth lighting	✓	Choice of vinyl floor covering ✓	White painted doors	
			Oak style doors ✓	



HOUSETYPE KEY



The Mason, The Bancroft and The Washington

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

*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.

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