



Potter's Meadow

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*

<b>HALLWAY/STAIRS</b>			Opaque glass splashback behind hob	✓	✓	<b>BEDROOM 1</b>			Staircase - white softwood painted handrail, spindles and newel posts	✓		
Chrome downlights	✓	✓	Integrated fridge freezer			Digital TV aerial	✓	✓	Staircase - oak handrail and spindles, softwood painted newel posts		✓	
Choice of flooring			Single composite bowl and drainer	✓	✓	Choice of flooring			Skirting and architrave	✓	✓	
Choice of upgraded flooring			Integrated washer/dryer			Fitted wardrobes			Gas heating and radiators	✓	✓	
<b>W/C</b>			Choice of chrome mixer tap	✓	✓	<b>ALL OTHER BEDROOMS</b>			Loft and exterior wall insulation	✓	✓	
White sanitary ware with vanity unit & chrome mixer tap	✓	✓	Chrome downlights	✓	✓	Digital TV aerial	✓	✓	Intruder alarm	✓	✓	
Choice of floor coverings	✓	✓	Under unit lighting			Choice of flooring			Smoke detectors	✓	✓	
Choice of tiled splashback	✓	✓	Plinth lighting			Fitted wardrobes			White sockets and switches	✓	✓	
Chrome downlights	✓	✓	Choice of floor coverings	✓	✓	<b>EN-SUITE</b>			Chrome sockets and switches			
Chrome heated towel warmer	✓	✓	Choice of upgraded flooring			Shower with glass doors	✓	✓	Internally wired satellite system and dish - compatible with Sky Q			
Choice of upgraded flooring	✓	✓	<b>LIVING ROOM</b>			White sanitary ware with vanity unit and chrome mixer tap	✓	✓	<b>EXTERNAL</b>			
<b>KITCHEN/DINING AREA</b>			Digital TV aerial	✓	✓	Mirrored storage wall unit	✓	✓	Front courtesy light	✓	✓	
Double glazed bi-fold doors to the rear	✓	✓	Choice of flooring			Chrome towel warmer	✓	✓	Rear courtesy light			
Fully fitted kitchen in a range of colours & styles with soft close doors & drawers	✓	✓	<b>PRINCIPAL BATHROOM</b>			Chrome downlights	✓	✓	Outside tap to garden			
Upgraded kitchen doors			Shower bath with glass screen	✓	✓	Shaver socket	✓	✓	Weatherproof socket			
Worktops with 100mm upstands	✓	✓	White sanitary ware & vanity unit with chrome mixer tap	✓	✓	Tiling to wet area including splashback	✓	✓	Front of house landscaped to meet planning requirements	✓	✓	
Upgraded granite/quartz/conglomerate worktops with 100mm upstands			Mirrored storage wall unit	✓	✓	Choice of vinyl coverings	✓	✓	Double glazed windows	✓	✓	
Cutlery drawer	✓	✓	Chrome towel warmer	✓	✓	Tiling to floor			Rotovated rear garden	✓	✓	
Integrated stainless steel fan assisted single oven	✓	✓	Chrome downlights	✓	✓	Half height tiling to all other walls or full height tiling to two walls			Turf to rear garden			
Gas hob	✓	✓	Shaver socket	✓	✓	Choice of upgraded ceramic floor and wall tiles			1800mm high close boarded fence between plots	✓	✓	
Ceramic hob	✓	✓	Tiling to wet area including splashback	✓	✓	<b>INTERNAL</b>						
Induction hob	✓	✓	Choice of vinyl coverings	✓	✓	White painted doors	✓					
Integrated dishwasher		✓	Tiling to floor			Oak style doors		✓				
Integrated cooker hood	✓	✓	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	✓	✓				

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

## HOUSETYPE KEY



The Acorn housetype



The Pecan, Hickory, Willow and Beechnut 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.