



Rokesby Place

SPECIFICATION

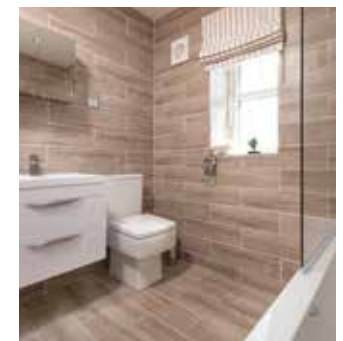
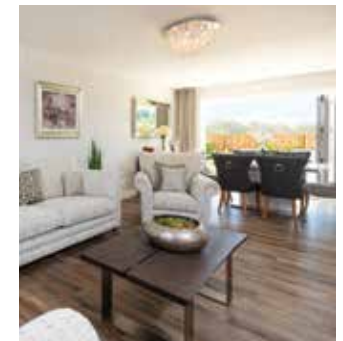
*It's your home,
have it your way*

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



✓ Indicates items included as standard. All others are available as upgrades at an additional cost subject to build stage/lead times. Please ask your Sales Advisor for more details.

*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.