



# 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*

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

