

SPECIFICATION

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GENERAL

	The Bedford	The Regent	The Sloane	The Rosebery	The Belgrave	The Bloomsbury	The Kensington
NHBC Buildmark 10 year warranty	✓	✓	✓	✓	✓	✓	✓

KITCHENS

Contemporary German fitted kitchen with a choice of frontals (subject to build stage)	✓	✓	✓	✓	✓	✓	✓
Laminate worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink and mixer tap	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl and tap to utility						✓	
Electric induction hob with extractor and splashback	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/ freezer	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher		✓	✓	✓	✓	✓	✓
Plumbing and electrics for washer/ dryer	✓	✓	✓	✓	✓	✓	✓
Energy efficient downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓

BATHROOMS

White contemporary bathroom suite	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seats	✓	✓	✓	✓	✓	✓	✓
Lever operated mixer tap to basin and concealed bath valve filler	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure		✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve		✓	✓	✓	✓	✓	✓
Energy efficient downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower and bath area (Price A)	✓	✓	*3	*4	✓	✓	✓
Half height ceramic tiling to walls with bath or wc (Price A)	✓	✓	✓	✓			
Full height ceramic tiling to bathroom (Price A, B & C)					✓	✓	✓

DECORATIVE

White finished spindles, newels and handrail to staircase	✓	✓	✓	✓	✓	✓	✓
White finished skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓
White ladder style internal doors with smooth finish	✓	✓	✓	✓	✓	✓	✓
Polished chrome door handles	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓
Walls painted in Egyptian Cotton emulsion	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe to master bedroom			*5	*6	✓	✓	✓
Coving to living room			*7	*8	✓	✓	✓

*3 - Plot 13 will have full height tiling as detached

*4 - Plots 23 and 34 have full height tiling as detached

*5 - Plot 13 has a fitted wardrobe to master bedroom

*6 - Plots 23 and 34 have fitted wardrobes to master bedroom

*7 - Plot 13 has coving in the living room

*8 - Plots 23 and 34 have coving in the living room

GROVE FARM

Grove Road | Kirk Sandall | Doncaster

SPECIFICATION - Iss 2 April 18

ALBEMARLE
HOMES



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FLOOR COVERINGS

	The Bedford	The Regent	The Sloane	The Rosebery	The Belgrave	The Bloomsbury	The Kensington
Carpets to all living rooms, stairs, landing and bedrooms	✓	✓	✓	✓	✓	✓	✓
Vinyl to kitchen, family, hallway w/c and bathrooms	✓	✓	✓	✓			
Wood laminate to kitchen, family, hallway w/c and bathrooms			*9	*10	✓	✓	✓

HEATING

Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓
Ideal (or similar) boiler	✓	✓	✓	✓	✓	✓	✓
White radiators	✓	✓	✓	✓	✓	✓	✓

ELECTRICAL

Mains wired (with battery back up) smoke and carbon monoxide detector	✓	✓	✓	✓	✓	✓	✓
USB charging outlet fitted in kitchen, lounge & master bedroom	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where plots have garages)			*1	*2	✓	✓	✓
TV socket to lounge, kitchen and all bedrooms	✓	✓	✓	✓	✓	✓	✓
Phone socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓
Porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓

EXTERIOR

Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu bi-fold doors to patio	✓	✓	✓	✓	✓	✓	
Double glazed PVCu French casement doors to patio							✓
Black composite front entrance door	✓	✓	✓	✓	✓	✓	✓
Half round gutters and downpipes in black	✓	✓	✓	✓	✓	✓	✓
PVCu fascia's, soffits and gutters	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where plots have garages)			*1	*2	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓
Burglar alarm with sensor in garage (where applicable)			*1	*2	✓	✓	✓

LANDSCAPING

Landscaping and turf (where applicable) to front garden	✓	✓	✓	✓	✓	✓	✓
Turfed rear garden	✓	✓	✓	✓	✓	✓	✓
1800mm high fence panel to adjacent property	✓	✓	✓	✓	✓	✓	✓
1800mm boundary fencing	✓	✓	✓	✓	✓	✓	✓

*1 - Plots 5 and 33 have a garage

*2 - Plot 23 has a garage

*9 - Plot 13 has wood laminate instead of vinyl

*10 - Plots 23 and 34 have wood laminate instead of vinyl

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