

Phase 1 SPECIFICATION

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GENERAL

	The Bedford	The Regent	The Belgrave	The Sloane	The Grafton	The Rosebery	The Kensington	The Bloomsbury	The Devonshire	The Cavendish
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 & bath area	√	√	√	√	√	√	√	√	√	√
Half height ceramic tiling to walls with wc or sink	√	√		√	√	√				
Full height ceramic tiling to whole bathroom			√			*	√	√	√	√

DECORATIVE

White finished spindles, newels & 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								√	√	√
Coving to living room								√	√	√

*Plots 235, 237, 254 & 279 fully tiled, as detached

WESTMOOR GRANGE

Armthorpe | Doncaster

PHASE 1 - SPECIFICATION - Iss 2 Sep 21

ALBEMARLE
HOMES



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01302 599 234 | sales@albemarlehomes.co.uk

Grove Barn | 11, Silica Court | Kirk Sandall | Doncaster | DN3 1EG

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FLOOR COVERINGS

	The Bedford	The Regent	The Belgrave	The Sloane	The Grafton	The Rosebery	The Kensington	The Bloomsbury	The Devonshire	The Cavendish
Carpets to all living rooms, stairs, landing & bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wood laminate to kitchen, family, hallway and w/c	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tiling to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

HEATING

Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal (or similar) boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rail to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

ELECTRICAL

Mains wired (with battery back up) smoke and carbon monoxide detector	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where plots have garages)			✓				✓	✓	✓	✓
TV socket to lounge, kitchen and bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Phone socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

EXTERIOR

Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed Aluminium bi-fold doors to patio	✓	✓	✓	✓	✓	✓		✓	✓	✓
Double glazed PVCu French casement doors to patio							✓			
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)			✓				✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Burglar alarm with sensor in garage (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

LANDSCAPING

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

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