

# The Meole

Your home, an attractive three-bedroom home, The Meole, is offered as a link-detached or semi-detached home. Benefiting from a large front-facing lounge and contemporary fitted kitchen/diner which opens onto the generous rear garden. The first floor enjoys three bedrooms which includes a master bedroom with a large ensuite shower

## Specifications

General			
Freeview	All beds, lounge & diner		✓
USB plates	Master bed		✓
	Kitchen/diner		✓
Media plate	Lounge	CAT 5 connectivity	✓
Additional CAT5 point	Bed 3		✓
<b>Security alarm</b>	<b>Wireless system only</b>	<b>No service contract</b>	<b>*</b>
External lighting	Front & rear		✓
Sockets/switches	Satin nickel		✓
Doorbell			✓
Wall paint	White	Matt emulsion	✓
Ceiling paint	White	Matt emulsion	✓
Woodwork & doors	White	Satin	✓
Internal doors	Vertical 5 panel style	White	✓
Internal door furniture	Satin nickel		✓
Windows, doors & patio doors	Lockable UPVC double-glazed units with chrome handles		✓
Contemporary wardrobe	Master bed		✓
<b>Additional wardrobe(s)</b>			<b>*</b>
Electrical Heater to AC			✓
Boiler	Worcester	5-year warranty	✓
Thermostat	Standard programmable		✓
	<b>Honeywell T6</b>	<b>Interactive</b>	<b>*</b>
Heating zones	Single zone		✓
Kitchen			
Choice of worktop	Premium worktop	Matching upstand	✓
	<b>Silestone 20mm</b>	<b>Matching upstand</b>	<b>*</b>
Choice of kitchen door fronts	Koncept range	From our selection	✓
	<b>Gallery range</b>	<b>From our selection</b>	<b>*</b>
Wall tiling	Wall of hob only		✓
	<b>Additional wall tiling</b>		<b>*</b>
Induction hob	Montpellier	590 mm	✓
Eye level oven	Electrolux	Double oven	✓
Cooker hood	Montpellier	Stainless steel chimney	✓
Dishwasher	Montpellier	Integrated	✓
Fridge/freezer (70:30)	Montpellier	Integrated	✓
Flooring	Ceramic tiles	Kitchen/diner	✓
<b>Additional flooring</b>	<b>Laminate or LVT</b>		<b>*</b>
Under cupboard lighting	LED strip lighting		✓
<b>Plinth lighting</b>			<b>*</b>
Integrated EcoBin	Within designated base unit		✓
Sink	1.5 bowl	Stainless steel	✓
		Ceramic (white)	✓
	<b>1.5 under mounted (Silestone only)</b>	<b>Stainless steel</b>	<b>*</b>
Swan neck tap	Chrome		✓
<b>Spray tap</b>			<b>*</b>
Downlighters	White finish		✓

Laundry Room			
Washer & dryer	Space only		✓
Flooring	Ceramic tiles		✓
Additional flooring	Laminate or LVT		*
Worktops & upstand	Match kitchen		✓
	Silestone	Matching upstand	*
WC			
Wall tiling	SB (above sink)		✓
Flooring	Ceramic tiles		✓
Additional flooring	Laminate or LVT		*
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Bathroom			
Wall tiling	FH (Bath), HH (WC & sink wall only)		✓
Flooring	Ceramic tiles		✓
Shower	Thermostatic controlled	Zing	✓
Shower screen	Splashguard over bath		✓
Shaver socket	White		✓
	Satin nickel		*
Downlighters	White finish		✓
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Master Bedroom En-Suite			
Wall tiling	FH (Shower), HH (WC & sink wall only)		✓
Flooring	Ceramic tiles		✓
Shower	Drench head	Carre	✓
Shaver socket	White		✓
	Satin nickel		*
Downlighters	White finish		✓
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Garage			
	Plot specific		
Fluorescent light			✓
Sockets/switches	White		✓
Up and over door	Manual	White	✓
	Electric opener	White	*
External			
Water tap			✓
Fencing	As boundary plan		✓
Turf	Front garden		✓
	Rear garden		✓
Outdoor electrical socket	Double socket		✓
Patio			✓
Electric supply suitable for car charger	Customer conversion required	230v	✓

#### KEY:

FH — Full Height

HH — Half Height

SB - Splashback

\* — Optional Extras

\* Any optional extras are subject to build stage, are payable at point of order, and are non-refundable. Specifications correct at time of printing. SJ Roberts Homes reserves the right to amend if necessary.