



THE OAKS

NORWICH

A COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



ALLISON
HOMES



With layouts tailored to modern living and a tranquil location that's also extremely well-located for city life, countryside and coastline, this can be the start of a wonderful new lifestyle.

The Oaks nestles in a semi-rural setting of fields and farmland just minutes from the sleepy village of Postwick, yet within easy reach of Norwich city centre and the celebrated Norfolk coastline. The two, three, four and five bedroom homes are beautifully nuanced in architectural design, from the traditional brickwork of the cottage style, to the reconstituted stone and render of the classic design – and the brick that defines the contemporary style. Whichever house style you choose, you'll find a home that reflects our commitment to craftsmanship and detail, from the window cills and welcoming front door canopies to the high-standard specification, so whether you're a first-time buyer, have a growing family or are looking to downsize, The Oaks is the perfect choice.



ALL ABOUT A FRESH START

LIFE BEGINS AT THE OAKS



ALL ABOUT REDISCOVERING QUALITY OF LIFE

In today's modern world, having the ability to switch off and reconnect has never been more important. With a home at The Oaks, you can be in some of the country's best-loved open spaces in minutes, without sacrificing the convenience of modern amenities.

The development itself is a stone's throw from the irresistible tranquillity of the Norfolk Broads and the popular Whittingham Country Park. Whether walking through woodland, cycling along traffic-free footpaths, rowing or sailing on Whittingham Great Broad, or simply chugging lazily along the River Yare, it's impossible not to unwind.

Further afield, there is plenty of opportunity to make the most of the wonderful Norfolk landscape. Explore Mid Yare National Nature Reserve, wander RSPB Strumpshaw Fen's wildflower and orchid meadows, or take in the delights of the Norfolk Coast Area of Outstanding Natural Beauty.

Complementing the abundant natural surroundings are the excellent local amenities. The nearest supermarket is across the road in Broadland Gate and there is a great choice of nearby farm shops for seasonal fruit and vegetables, Norfolk cheeses, hams and more.

Those who like to keep fit will love the close proximity to Bannatyne Health Club and Spa in Thorpe, while families have an excellent choice of local education ranging from nursery through to sixth form, all within six minutes by road.

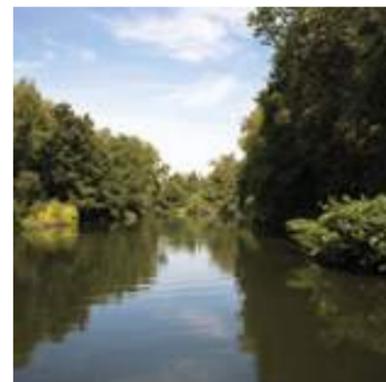
For everything else and more, it's a short drive into Norwich City Centre.



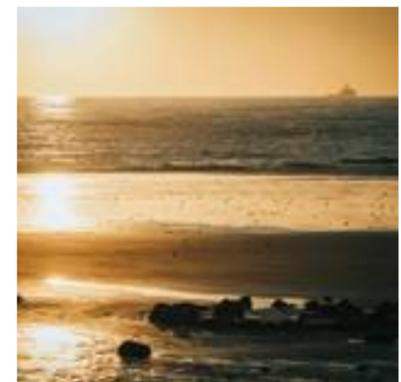
MID YARE NATIONAL
NATURE RESERVE 4.3 MILES



NORWICH
6 MILES



WROXHAM
7 MILES



CROMER
23.6 MILES



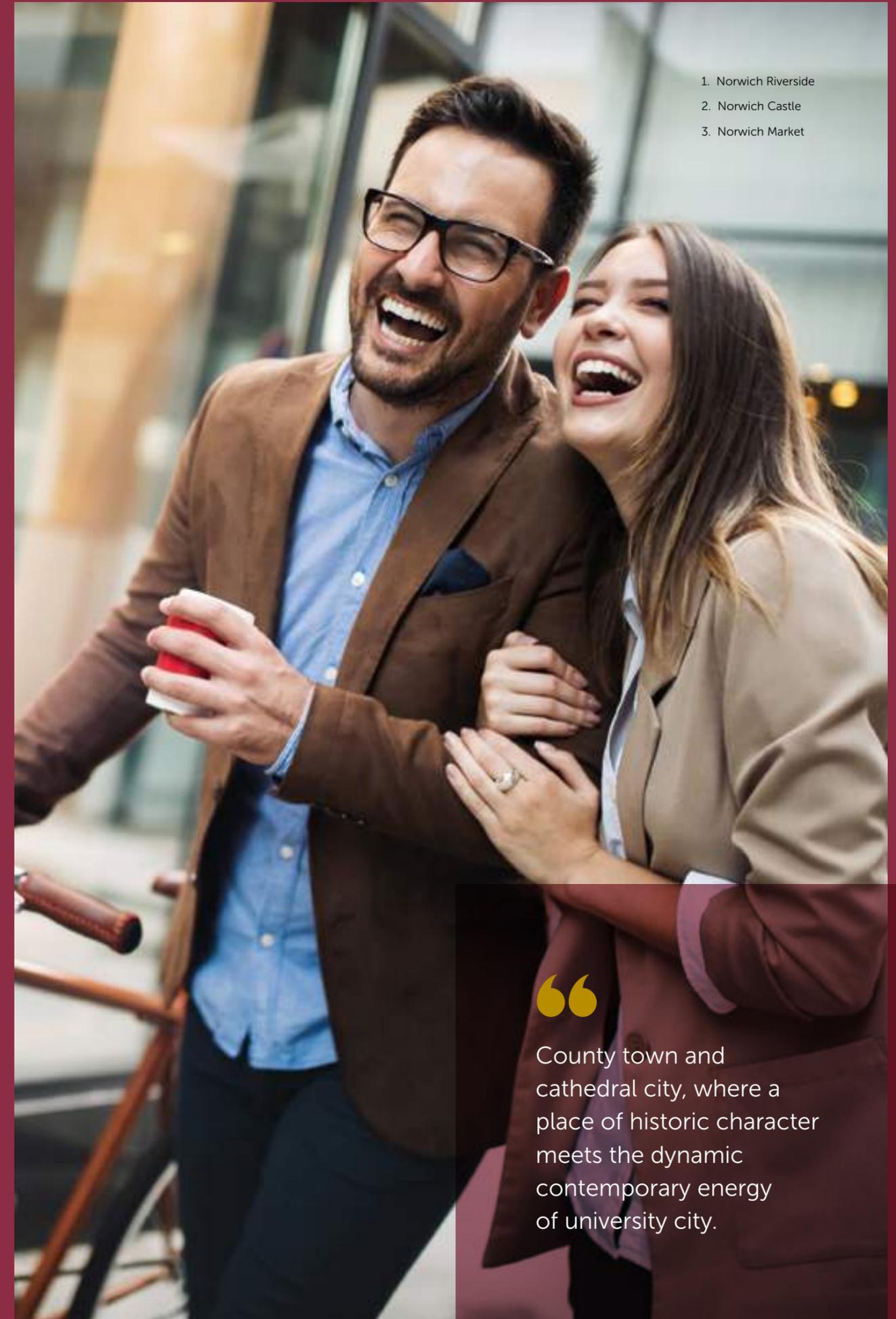
ALL ABOUT A CITY LIKE NO OTHER

County town and cathedral city, where a place of historic character meets the dynamic contemporary energy of a university city, Norwich is fascinating, unique, and just 6 miles away.

Diverse and captivating, the city features distinct quarters, ranging from the Cathedral Quarter and Gentleman's Walk to Castle Quarter and the Norwich Lanes. Stroll - or travel on a e-bike or e-scooter - to discover everything from John Lewis and Norwich's own department store Jarrold to mall shopping at Chantry Place and Castle Quarter and a wealth of absorbing independent stores. Norwich is also home to one of the oldest and largest outdoor markets, while the dining scene is thriving too from global cuisines to great vegan and vegetarian eateries, artisan coffee-houses and scandi bakeries, destination cocktail bars and Good Pub Guide hostelries. As the night falls, stay for a film at one of the city's many cinemas. Alternatively, enjoy comedy or a performance at Norwich's renowned Theatre Royal and the Riverside Playhouse—a standout fridge venue in the country.



- 1. Norwich Riverside
- 2. Norwich Castle
- 3. Norwich Market



“County town and cathedral city, where a place of historic character meets the dynamic contemporary energy of university city.”

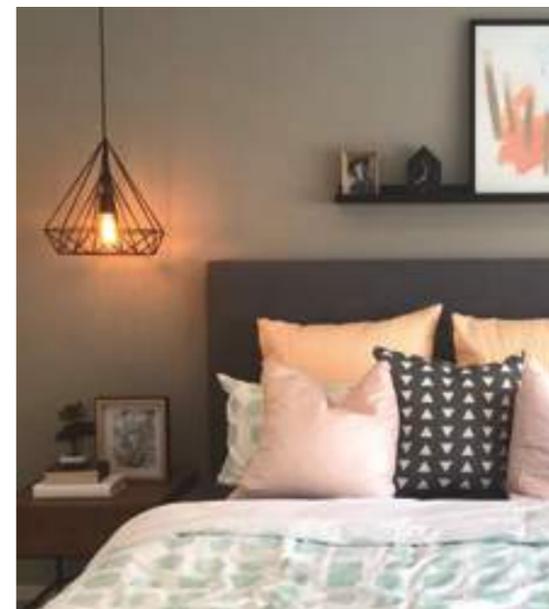
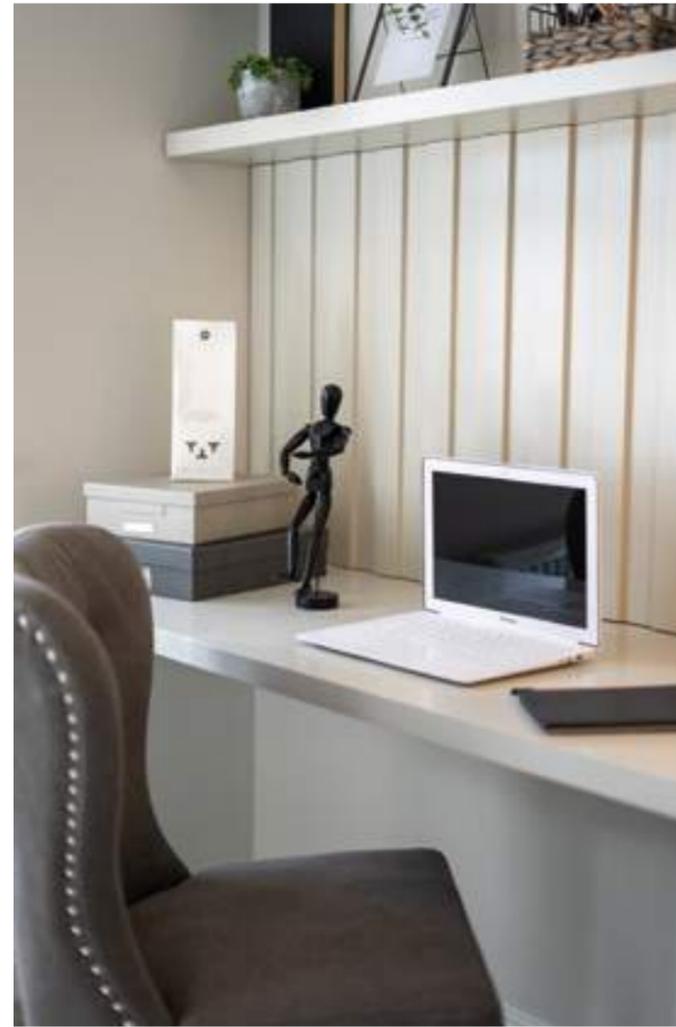


ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at The Oaks benefit from a high standard specification.

This includes contemporary kitchens with glass splashbacks and integrated appliances (selected homes). Ceramic or induction hobs and chimney-style extractors. Our 4 and 5 bedroom homes feature integrated fridge freezers and dishwashers.

In all homes the bathrooms and en suites feature white Roca sanitaryware and chrome heated towel rails, with en suites benefiting from full height tiling to the shower area. To help reduce energy bills, all homes feature an energy efficient boiler and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom, en suite and cloakroom (where applicable) also come as standard.



Each home at The Oaks has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels and 7Kw EV Charger.



ALL ABOUT MAKING THE CUSTOMER OUR PRIORITY

We aim to make choosing, buying, and moving to your Allison home as stress-free as possible, to deliver exemplary customer service, and keep you fully informed right through your home buying experience.



RESERVING YOUR NEW HOME

After completing a pre-reservation form you sign a reservation agreement. Depending on the stage of construction you can choose to enhance your home from our 'JUST FOR YOU' range.

MEET THE TEAM

An appointment is made to meet your dedicated site manager who can answer questions on progress along the way. We also provide you with a main point of contact within our team.

IT'S ON ITS WAY

You'll receive an estimated completion date as well as regular updates, and while factors like weather can affect the build progress of your new Allison home, we'll always make every effort to meet our deadlines.

GET TO KNOW YOUR HOME INSIDE OUT

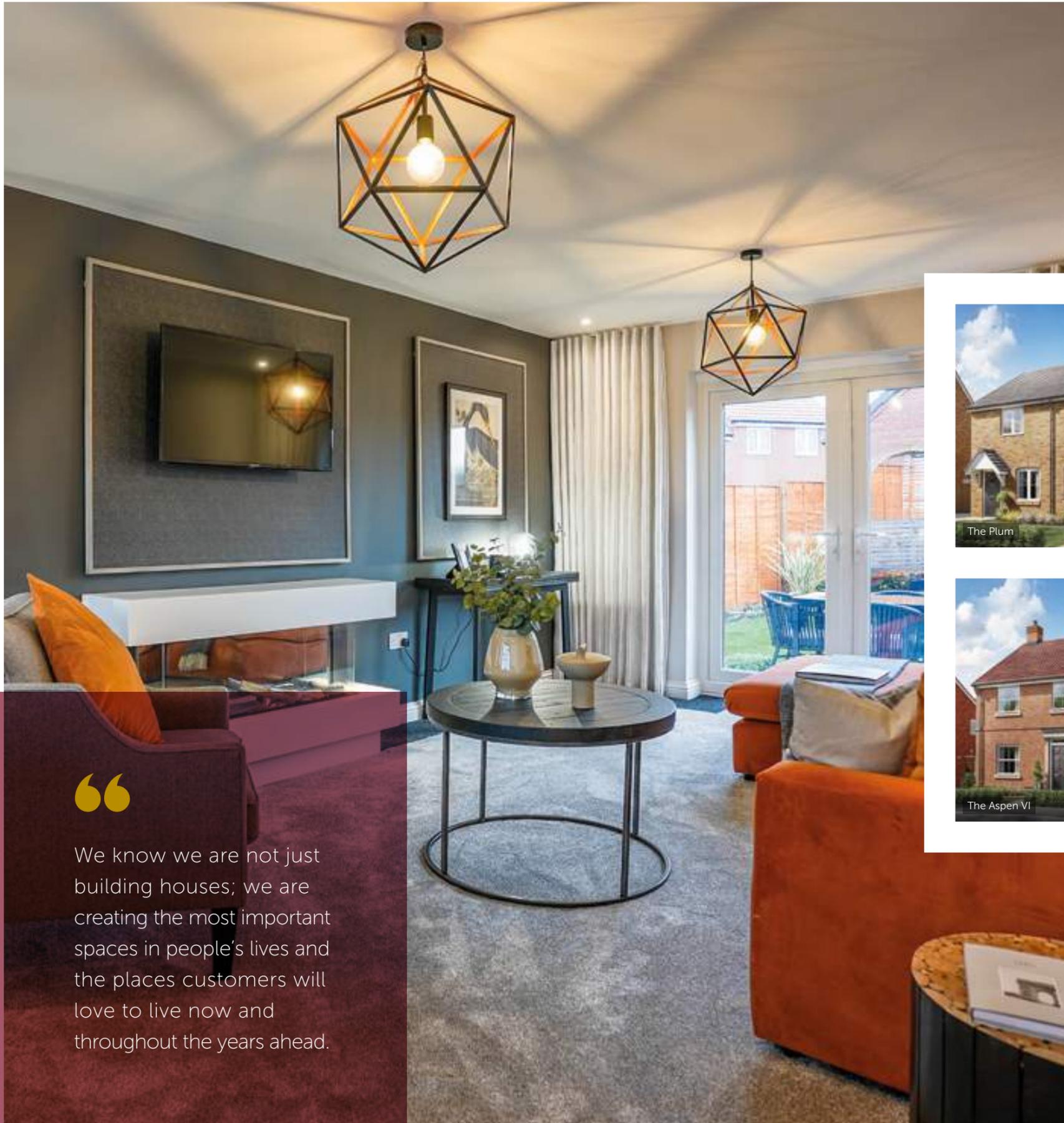
Before moving in you'll be invited to attend your new home demonstration. Don't miss this invaluable opportunity to familiarise yourself, from where everything is located to how it works.

OUR COMMITMENT CONTINUES

- After moving in there is a '7 day and 1 month Settling In' reviews where any issues that need sorting out are agreed
- Our dedicated Aftercare service team deal with any warranty aspects for two-years – in an emergency there's a dedicated telephone number in your handover pack
- On the 1st anniversary of owning your home, we make contact with you to ensure that you are enjoying your new home in every way

GOOD TO KNOW...

Your home is covered by a 10-year warranty from the NHBC, just one of the many benefits of a brand-new home.



We know we are not just building houses; we are creating the most important spaces in people's lives and the places customers will love to live now and throughout the years ahead.



ALL ABOUT HOMES BUILT ON SOLID VALUES



We have never expected more from our home than we do today, from its energy-efficiency and environmental impact, to the different roles it is asked to play in our life. What has remained constant however is the central importance of our home, a place where we re-energise and unwind, increasingly work in - and where families grow. So, at Allison Homes we know we are not just building houses; we are creating the most important spaces in people's lives and the places customers will love to live now and throughout the years ahead.

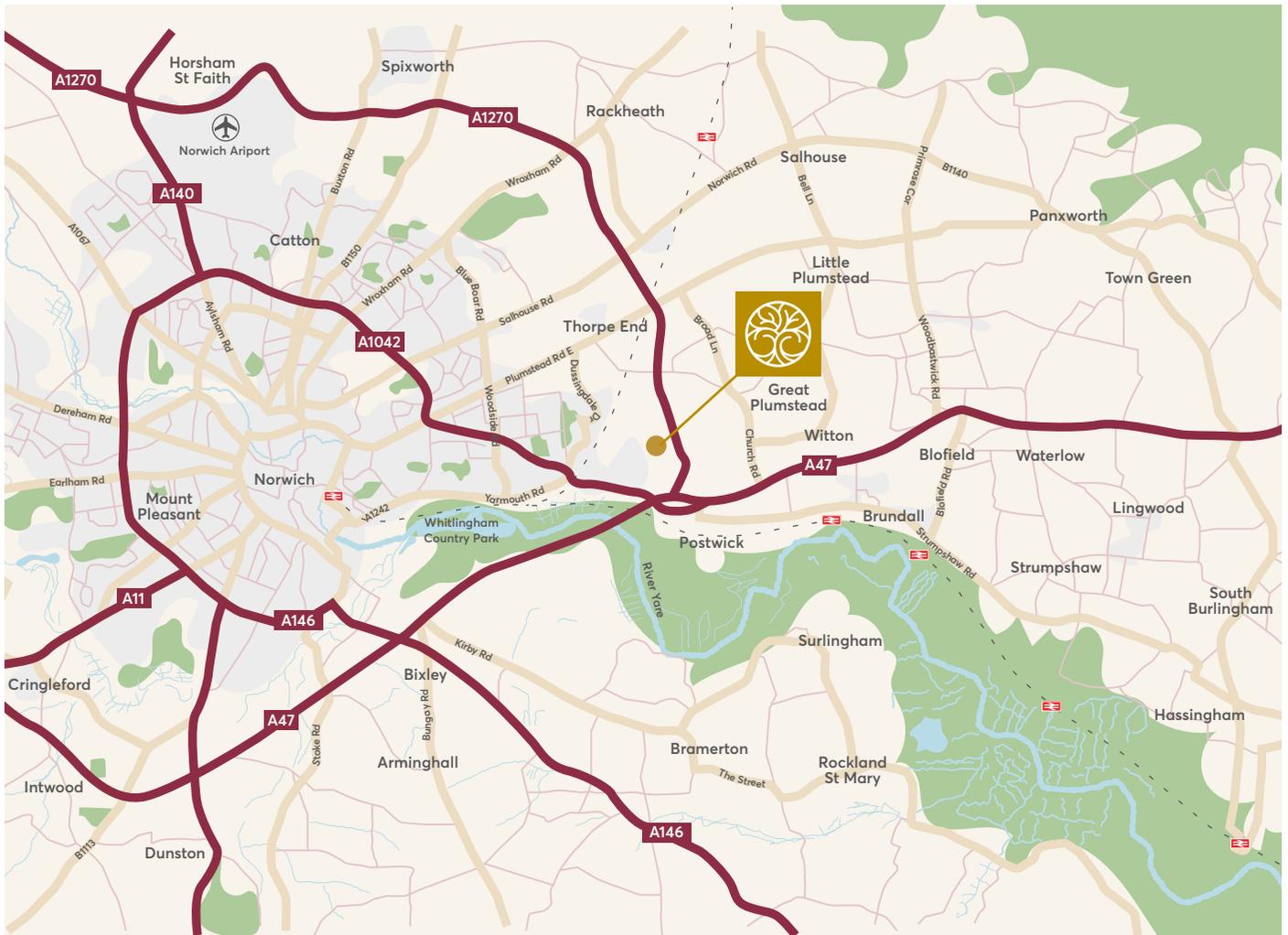
That's why we ensure an Allison home is something exceptional. Our breadth of experience meets a forward-thinking outlook, and we listen to customer feedback and benefit from the insight and passion for homes of our 250+ strong team. Then we design and build the best homes we can for modern, evolving lifestyles. We look at the familiar in a new light too, from redrawing kitchen designs for flexibility to work from home, to transforming underused space like garages for multi-use whether it's for storage, an office or a gym. And we always ensure living areas are a balance between that all-important family space and private space for everyone.

Once you have chosen your home, we understand delivering it on time and to the highest quality matters. Which is why, from site managers to suppliers, we work only with those who share our values of commitment and pride in the job. These relationships with everyone involved in your home are the most important things we build - and the foundations of a home that, inside and out, you can be as proud of as we are.



ALL ABOUT LOCATION

The Oaks enjoys convenient and quick access to excellent transport links, with a network of major road routes including the nearby A47 that connects the Norfolk coast right through to the Midlands. Brundall Gardens railway station is two and a half miles away with services to Great Yarmouth and Lowestoft, while Norwich station - with car parking and cycle storage facilities - runs trains direct to Colchester in one hour and London Liverpool Street in under two hours, with services into Cambridge in 75 minutes. Norwich airport is just 11 miles away and offers a wide choice of destinations from Tenerife and Tuscany to Lake Como and Lapland.



Distances represent quickest routes by road. Information from Google Maps. Information correct at time of print.



SITE PLAN

OUR HOMES

- The Plum
2 bedroom
- The Blackthorn
3 bedroom
- The Holly
3 bedroom
- The Hemlock
3 bedroom
- The Dogwood
3 bedroom
- The Apple
3 bedroom
- The Eucalyptus VI
3 bedroom
- The Cyprus
4 bedroom
- The Ash
4 bedroom
- The Walnut Special
4 bedroom
- The Aspen VI
4 bedroom
- The Mulberry
4 bedroom
- The Elm
4 bedroom
- The Wellingtonia
5 bedroom

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.



- MS Marketing Suite
- SH Show Home
- Affordable Home
- POS Public Open Space
- SUDS Sustainable Drainage System
- LEAP Local Equipment Area for Play
- BCP Bin Collection Point
- V Visitor Parking

THE PLUM

Two bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	3762mm x 2788mm	12'3" x 9'1"
Bedroom 2	3762mm x 3100mm	12'3" x 10'1"
Bathroom	2000mm x 1726mm	6'6" x 5'7"



GROUND FLOOR

Lounge	4070mm x 2720mm	13'4" x 8'9"
Kitchen / Dining	3710mm x 2460mm	12'2" x 8'1"
WC	1575mm x 1275mm	5'1" x 4'2"

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THE BLACKTHORN

Three bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	3570mm x 3100mm	11'7" x 10'2"
En suite	2350mm x 1430mm	7'7" x 4'7"
Bedroom 2	3600mm x 3100mm	11'8" x 10'1"
Bedroom 3	2500mm x 2430mm	8'2" x 7'7"
Bathroom	1990mm x 1960mm	6'5" x 6'4"



GROUND FLOOR

Lounge	5640mm x 3040mm	18'5" x 10'0"
Kitchen / Dining	5640mm x 3530mm	18'5" x 11'6"
WC	1812mm x 1003mm	5'9" x 3'3"



ALLISON
HOMES

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THE HOLLY
Three bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	3580mm x 3150mm	11'7" x 10'3"
En suite	2370mm x 1430mm	7'8" x 4'7"
Bedroom 2	3600mm x 3100mm	11'8" x 10'2"
Bedroom 3	2500mm x 2450mm	8'2" x 8'0"
Bathroom	2500mm x 1430mm	8'2" x 4'7"



GROUND FLOOR

Lounge	5640mm x 3145mm	18'5" x 10'3"
Kitchen / Dining	5640mm x 3580mm	18'5" x 11'7"
WC	1010mm x 1960mm	3'3" x 6'4"



ALLISON
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THE MULBERRY

Four bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	4365mm x 2943mm	14'3" x 9'7"
En suite	2964mm x 2114mm	9'7" x 6'9"
Bedroom 2	4718mm x 2636mm	15'5" x 8'6"
Bedroom 3	3432mm x 3313mm	11'3" x 10'9"
Bedroom 4	3079mm x 2528mm	10'1" x 8'3"
Bathroom	2358mm x 2093mm	7'7" x 6'9"



GROUND FLOOR

Lounge	4970mm x 3407mm	16'3" x 11'2"
Kitchen / Dining	6030mm x 2990mm	19'8" x 9'8"
Utility	2990mm x 1766mm	9'8" x 5'8"
WC	2262mm x 1000mm	7'4" x 3'3"

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ALLISON
HOMES

THE HEMLOCK

Three bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	3850mm x 3150mm	12'6" x 10'3"
En suite	2000mm x 1670mm	6'6" x 5'5"
Bedroom 2	2620mm x 2610mm	8'6" x 8'6"
Bedroom 3	2730mm x 2100mm	9'0" x 6'9"
Bathroom	2760mm x 1780mm	9'0" x 5'8"



GROUND FLOOR

Lounge	4330mm x 3700mm	14'2" x 12'1"
Kitchen	2850mm x 2780mm	9'3" x 9'1"
Dining	2620mm x 2610mm	8'6" x 8'6"
WC	1060mm x 1900mm	3'5" x 6'2"

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ALLISON
HOMES

THE DOGWOOD

Three bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	3190mm x 3060mm	10'5" x 10'0"
En suite	2690mm x 1670mm	8'8" x 5'5"
Bedroom 2	2670mm x 2660mm	8'8" x 8'7"
Bedroom 3	3010mm x 2200mm	9'9" x 7'2"
Bathroom	2030mm x 1920mm	6'7" x 6'3"



GROUND FLOOR

Lounge	4960mm x 2960mm	16'3" x 9'7"
Kitchen / Dining	4960mm x 2600mm	16'3" x 8'5"
WC	1685mm x 850mm	5'5" x 2'8"



ALLISON
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THE APPLE
Three bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	4580mm x 2570mm	15'0" x 8'4"
Bedroom 2	2870mm x 2620mm	9'4" x 8'6"
Bedroom 3	3340mm x 1860mm	11'0" x 6'1"
Bathroom	2470mm x 1380mm	8'1" x 4'5"



GROUND FLOOR

Lounge / Dining	4580mm x 3580mm	15'0" x 11'7"
Kitchen	3160mm x 2440mm	10'4" x 8'0"
WC	2437mm x 1075mm	8'0" x 3'5"

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THE EUCALYPTUS VI

Three bedroom home



THE OAKS



GROUND FLOOR

Living / Dining

4575mm x 3580mm 15'0" x 11'7"

Kitchen

3160mm x 2440mm 10'4" x 8'0"

WC

2450mm x 1080mm 8'0" x 3'5"

FIRST FLOOR

Bedroom 2

4574mm x 2920mm 15'0" x 9'6"

Bedroom 3

2438mm x 2977mm 8'0" x 9'8"

Bathroom

2438mm x 1925mm 8'0" x 6'3"

SECOND FLOOR

Bedroom 1

3641mm x 5359mm 11'9" x 17'6"

En suite

2228mm x 2534mm 7'3" x 8'3"



ALLISON
HOMES

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THE ELM
Four bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	4070mm x 3470mm	13'4" x 11'4"
En suite	2550mm x 1900mm	8'4" x 6'2"
Bedroom 2	4060mm x 3090mm	13'3" x 10'1"
Bedroom 3	3470mm x 2720mm	11'4" x 8'9"
Bedroom 4	2710mm x 2650mm	8'9" x 8'7"
Bathroom	2370mm x 1700mm	7'8" x 5'6"



GROUND FLOOR

Lounge	6870mm x 3450mm	22'5" x 11'3"
Kitchen / Dining	6870mm x 3050mm	22'5" x 10'0"
Utility	2700mm x 1890mm	8'9" x 6'2"
WC	1650mm x 1000mm	5'4" x 3'3"

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ALLISON
HOMES

THE CYPRUS

Four bedroom home



THE OAKS



GROUND FLOOR

Living / Dining	4081mm x 4595mm	13'4" x 15'1"
Kitchen	3311mm x 3056mm	10'9" x 10'0"
Utility	2034mm x 1255mm	6'7" x 4'1"
WC	2034mm x 1015mm	6'8" x 3'3"

FIRST FLOOR

Bedroom 1	4089mm x 4595mm	13'4" x 15'1"
En suite	2302mm x 1716mm	7'6" x 5'6"
Bedroom 2	3166mm x 2603mm	10'4" x 8'5"
Bathroom	3156mm x 1907mm	10'4" x 6'3"

SECOND FLOOR

Bedroom 3	2880mm x 4595mm	9'4" x 15'1"
En suite	1705mm x 970mm	5'6" x 3'2"
Bedroom 4	2820mm x 4595mm	9'3" x 15'1"



ALLISON
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THE ASH

Four bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	4770mm x 3820mm	15'6" x 12'5"
En suite 1	2490mm x 1880mm	8'2" x 6'2"
Bedroom 2	4510mm x 3230mm	14'8" x 10'6"
En suite 2	2140mm x 1860mm	7'0" x 6'1"
Bedroom 3	3670mm x 3360mm	12'0" x 11'0"
Bedroom 4	3650mm x 2570mm	12'0" x 8'4"
Bathroom	2400mm x 2210mm	7'9" x 7'3"



GROUND FLOOR

Lounge	8220mm x 3640mm	27'0" x 11'9"
Dining / Family	3650mm x 3270mm	12'0" x 10'7"
Kitchen	5460mm x 4230mm	17'9" x 13'9"
Utility	2680mm x 1670mm	8'8" x 5'5"
Study	3650mm x 2000mm	12'0" x 6'6"
WC	1800mm x 1040mm	5'9" x 3'4"

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ALLISON
HOMES

THE WALNUT SPECIAL

Four bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	3850mm x 3880mm	12'6" x 12'7"
En suite	2630mm x 1450mm	8'6" x 4'8"
Bedroom 2	3750mm x 2900mm	12'3" x 9'5"
Bedroom 3	3270mm x 3150mm	10'7" x 10'3"
Bedroom 4	3390mm x 2480mm	11'1" x 8'1"
Bathroom	2450mm x 2250mm	8'0" x 7'4"



GROUND FLOOR

Lounge	5170mm x 3835mm	17'0" x 12'6"
Dining / Family	3835mm x 3180mm	12'5" x 10'4"
Kitchen	3147mm x 3385mm	10'3" x 11'1"
Utility	1975mm x 1740mm	6'5" x 5'7"
Study	1870mm x 2080mm	6'1" x 6'8"
WC	1740mm x 980mm	5'7" x 3'2"

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ALLISON
HOMES

THE ASPEN VI

Four bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	3765mm x 3670mm	12'4" x 12'0"
En suite	1850mm x 2640mm	6'1" x 8'7"
Bedroom 2	3920mm x 2570mm	12'9" x 8'4"
Bedroom 3	2980mm x 3600mm	9'8" x 11'8"
Bedroom 4	2280mm x 3600mm	7'5" x 11'8"
Bathroom	2238mm x 2605mm	7'3" x 8'5"



GROUND FLOOR

Lounge	3480mm x 4580mm	11'4" x 15'0"
Kitchen / Dining	6170mm x 3600mm	20'2" x 11'8"
Utility	1745mm x 2590mm	5'7" x 8'5"
Study	3315mm x 3600mm	10'9" x 11'8"
WC	1745mm x 945mm	5'7" x 3'1"

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THE WELLINGTONIA

Five bedroom home



THE OAKS



FIRST FLOOR

Bedroom 1	4965mm x 5970mm	16'3" x 19'6"
En suite 1	2850mm x 2565mm	9'3" x 8'4"
Bedroom 2	3665mm x 3665mm	12'0" x 12'0"
En suite 2	2400mm x 1830mm	7'9" x 6'0"
Bedroom 3	3665mm x 3785mm	12'0" x 12'4"
Bedroom 4	3665mm x 2580mm	12'0" x 8'4"
Bedroom 5	3665mm x 2335mm	12'0" x 7'7"
Bathroom	2810mm x 2335mm	9'2" x 7'7"



GROUND FLOOR

Lounge	6080mm x 3650mm	20'0" x 12'0"
Family / Dining	5250mm x 4030mm	17'2" x 13'2"
Kitchen	6080mm x 3020mm	20'0" x 10'0"
Utility	2300mm x 2250mm	7'5" x 7'4"
Study	2570mm x 2300mm	8'4" x 7'5"
WC	2175mm x 980mm	7'1" x 3'2"

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ALLISON
HOMES



ALL ABOUT THE SPECIFICATION

The Plum & The Apple
 The Hemlock & The Dogwood
 The Eucalyptus VI
 The Cypress
 The Holly & The Blackthorn
 The Mulberry
 The Walnut-Special
 The Ash & The Elm
 The Aspen VI
 The Wellingtonia

INTERNAL FIXTURES & FITTINGS										
GENERAL										
White supermatt emulsion ceiling plain finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White supermatt emulsion wall finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White 5 panel grained doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
119mm MDF grooved moulded skirting painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
69mm MDF grooved moulded architrave painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Staircase, softwood with stop chamfered newels and balusters all white painted, with oak handrails and newel caps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dressing Room to Bedroom 1 where applicable	x	x	x	x	x	x	x	x	x	✓
KITCHEN										
Fitted Kitchen units (chosen from ranges displayed in site sales office to design available)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
40mm worktop with 100mm upstand to match (chosen from ranges displayed in site sales office)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated single oven, 60cm gas hob and chimney style extractor (stainless steel)	✓	✓	✓	x	✓	x	x	x	x	x
Integrated double oven, 60cm gas hob and chimney style extractor (stainless steel)	x	x	x	✓	x	✓	✓	✓	✓	x
Integrated double oven, 80cm gas hob and chimney style extractor (stainless steel)	x	x	x	x	x	x	x	x	x	✓
Glass Splashback behind hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge freezer (detached properties only)	x	x	x	✓	x	✓	✓	✓	✓	✓
Integrated dishwasher (detached properties only)	x	x	x	✓	x	✓	✓	✓	✓	✓
Washing machine space where shown (if no Utility Room)	x	✓	✓	✓	✓	x	x	x	x	x
One and half bowl sink and mixer taps to Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UTILITY ROOM										
40mm worktop with 100mm upstand to match (chosen from ranges displayed in site sales office)	✓	x	x	✓	x	✓	✓	✓	✓	✓
One bowl sink and mixer taps to Utility Room (only when shown on the house type specific Kitchen plan)	x	x	x	x	x	✓	x	✓	✓	✓
Washing machine space where shown (to Utility Room)	✓	x	x	x	x	✓	✓	✓	✓	✓
Tumble dryer space where shown (to Utility Room)	x	x	x	x	x	✓	x	✓	✓	✓

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CLOAKROOM										
White WC and cistern, wash basin and taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splash back tiling above basin with tiled window cill (if applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BATHROOM										
White WC and cistern	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White basin and pedestal complete with mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White 1700mm bath with thermostatic bath filler with shower mixer and riser rail plus bath shower screen (if no En Suite)	✓	x	x	x	x	x	x	x	x	x
White 1700mm bath with deck mounted bath taps	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome heated towel rail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan with external switch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height tiling to shower area (if no En Suite)	✓	x	x	x	x	x	x	x	x	x
450mm height tiling to length and sides of bath (when separate En Suite)	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splash back tiling to basin only with tiled window cill (if applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EN SUITE										
White WC and cistern	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
White basin and pedestal complete with single lever basin mixer	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower tray and thermostatic shower with riser rail	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome heated towel rail	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan with external switch	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height tiling to shower area	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splash back tiling to basin only with tiled window cill (if applicable)	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
HEATING AND HOT WATER (for positions and design refer to house type M&E designs)										
Wall mounted combination boiler	✓	✓	✓	✓	✓	x	x	x	x	x
Wall mounted system boiler and separate hot water cylinder	x	x	x	x	x	✓	✓	✓	✓	✓
Premier pre-finished radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic radiator valves to all habitable rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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ELECTRICAL (for positions and design refer to house type M&E designs)										
White LED downlighters to Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White LED downlighters to Bathroom, En Suite and Cloakroom (if applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All sockets and switches to be white fittings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon monoxide detector (installed to current legislation as shown on house type specific drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke alarm (installed to current legislation as shown on house type specific drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Media plate to Lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TELEPHONE POINTS TO:										
Master socket to hallway or cupboard (1 point)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lounge (1 point included within media plate)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV POINTS TO:										
Media plate to Lounge (1x TV point and 1 x Virgin Media point)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bedroom 1 (1 x Virgin Media point)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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EXTERNAL FIXTURES & FITTINGS										
GENERAL										
Housetype bricks (as external plot material schedule/charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Housetype roof tiles (as external plot material schedule/charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White PVCu windows, fascia and soffit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paths and driveways (refer to charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Riven slabs to foot paths (refer to charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Driveway finish (refer to charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL DOORS										
Front insulated composite door (see house type specific working drawing for style and external plot material schedule for colour)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Side insulated composite door (see house type specific working drawing for style and colour to match front door)	x	x	x	x	x	✓	✓	x	x	x
Rear doors PVCu white (see house type specific working drawing for style)	x	x	x	x	x	x	x	✓	✓	✓
French doors (see house type specific working drawing for style)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome effect door furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome effect door bell and door numerals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GARDENS										
Fencing (refer to charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap (tap located on external wall adjacent to Kitchen or as required by house type design)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL LIGHTING										
Front door outside light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear entrance outside light	x	x	x	x	x	✓	✓	✓	✓	✓
French doors outside light	✓	✓	✓	✓	✓	✓	✓	✓	x	✓

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