



Imagery depicts a typical Mulberry interior

# A Sophisticated Specification

At Mulberry Homes we offer an enviable specification as standard, as well as the option to personalise and upgrade your home further with our range of optional extras.\*

## Kitchens

- Our contemporary kitchens have been selected from Symphony's Woodbury, Harvard and Urban range with the Cranbrook or Princeton range available as an upgrade.
- All homes have laminate worktops, glass splashbacks, Blanco sink & taps and a removable unit to make space for an optional washing machine and/or dishwasher (subject to kitchen layout).
- There is a choice of luxury floor tiles by Porcelanosa to the kitchen and the dining area, subject to an open plan layout. Where the housetype boasts a utility room these are also included as standard.
- The Abbey, The Barton, The Hardwick, The Warwick and The Yardley, all feature a Bosch single oven, 4 zone electric induction hob, extractor hood and integrated fridge/freezer.

- The Eaton, The Petworth, The Roxley, The Sherringham and The Windermere all feature an integrated Bosch double oven, 5 zone electric induction hob, large extractor hood, integrated fridge/freezer and dishwasher as standard.
- Where homes have a utility room, the finish matches the kitchen specification, with space for a free standing washing machine and tumble dryer depending on layout. Please ask your Sales Advisor for further details.

## General

- Oak style finish handrails and newel caps to staircase.
- White premium ladder moulded internal doors throughout.

## Bathroom and En Suites

- Bathrooms, en suites and WCs are finished in a simplistic contemporary style, complimented with Roca sanitaryware and soft close lavatory seats.
- The Eaton, The Petworth, The Roxley, The Sherringham and The Windermere all feature Laufen sanitaryware with feature cabinets to bathroom and en suites.
- In bathrooms featuring a shower over the bath, a fixed glass shower screen, a riser rail and full height tiling around the bath is provided from the Porcelanosa range.
- Where the family bathroom consists of both a bath and shower enclosure, full height tiling will be provided to the enclosure only, with half height around the bath.
- Half height wall tiling is provided to the rear of the lavatory and sink.
- The luxury of heated towel rails, shaver points and Amtico Spacia flooring.
- WCs feature luxury Porcelanosa tiled splashback and flooring.



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## Connectivity

- Your home is equipped with telephone points to the master understair cupboard/store, living room, master bedroom and study where applicable.
- A multimedia point to the living room and TV sockets to all bedrooms and the kitchen/dining room where applicable.\*
- USB sockets to the kitchen & master bedroom.
- For peace of mind, mains operated smoke alarm are provided.

## Wardrobes

- The Eaton, The Sherringham and The Windermere feature mirror finish sliding wardrobes to the master bedroom.



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## Electrical & Heating

- Pendant lighting can be found in living and dining rooms, as well as the bedrooms and the loft.
- White LED downlighters are installed to the WC, kitchen area, where conjoined, utility room, bathrooms and en suites, where applicable.
- Homes benefit from Air Source Heat Pumps from Daikin which is supported by underfloor heating to the ground floor and with pressurised cylinder.

## Outside

- Planting to the front gardens of all properties and open space areas will be as per the landscape plan.\*\*
- An external tap and garden turf is provided to the rear of the property.
- Patios are all fully paved along with footpaths where applicable.\*\*
- Gardens generally have closeboard panels and posts.\*\*
- Your home is provided with a 7kw electric car charger.†

## Optional Extras, Upgrades & Warranty

- You can enjoy personalising your home with a range of optional extras and upgrades. Please ask your Sales Advisor for further details.
- All Mulberry homes come with a NHBC 10 year industry recognised warranty.
- All Mulberry Homes come with 2 years, Customer Care from our experienced team

\*Options and upgrades are subject to the stage of construction, please ask your Sales Advisor for further details. \*\*Please speak to your Sales Advisor to discuss external boundaries, including footpaths and gardens generally for specific plots. † Please liaise with your Sales Advisor for further details.