

# Phase 1 SPECIFICATION

Page 1 of 2

## 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome 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 Polished Pebble emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe to master bedroom								✓	✓	✓
Coving to living room								✓	✓	✓

\*Detached plots full tiled

**WESTMOOR GRANGE**

Armthorpe | Doncaster

PHASE 1 - SPECIFICATION - Iss 2 March 23

**ALBEMARLE**  
HOMES



albemarlehomes.co.uk

01302 599 234 | sales@albemarlehomes.co.uk

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

# Phase 1 SPECIFICATION

Page 2 of 2

## 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 living room and bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Phone socket and CAT 5 point to living room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Doorbell ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## LANDSCAPING

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

**WESTMOOR GRANGE**

Armthorpe | Doncaster

**ALBEMARLE**  
HOMES



albemarlehomes.co.uk