

Bedford Sidings specification

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BEDFORD SIDINGS

Specification

HALLWAY/STAIRS		LIVING ROOM		BEDROOM 1 (MASTER)	
Chrome down lights	• •	Digital TV Aerial	• •	Digital TV Aerial	• •
Choice of flooring	• •	Choice of flooring	• •	Choice of Flooring	• •
W/C		PRINCIPAL BATHROOM		ALL OTHER BEDROOMS	
White sanitary ware with stylish vanity unit & chrome mixer tap	• •	Shower bath with glass screen	• •	Digital TV Aerial	• •
Choice of modern vinyl floor coverings	• •	White sanitaryware & vanity unit with chrome mixer tap	• •	Choice of flooring	• •
Choice of contemporary tiled splashback	• •	Mirrored wall unit	• •	Wardrobes	• •
Chrome down lights	• •	Chrome towel warmer	• •	INTERNAL	
Chrome heated towel warmer	• •	Chrome down lights	• •	White painted doors	• •
Choice of upgraded flooring	• •	Shaver socket	• •	Oak style doors	• •
KITCHEN/DINING AREA		Tiling to wet area including splashback	• •	Ceilings finished in white and walls finished with natural hessian throughout	• •
Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers	• •	Choice of modern vinyl floor coverings	• •	Staircase - white painted softwood	• •
Upgraded kitchen doors	• •	Tiling to floor	• •	Staircase - oak handrail and spindles, softwood painted newel posts	• •
Worktops with 100mm upstands	• •	Half height tiling to all other walls or full height tiling to two walls	• •	Skirting and architrave	• •
Upgraded granite/quartz/conglomerate worktops with 100mm upstands	• •	Choice of upgraded ceramic floor and wall tiles	• •	Gas heating and radiators	• •
Cutlery drawer	• •	ENSUITE		Loft and exterior wall insulation	• •
Integrated stainless steel fan assisted single oven	• •	Shower with glass doors	• •	Intruder alarm	• •
Gas hob	• •	White sanitaryware with vanity unit and chrome mixer tap	• •	Smoke detectors	• •
Ceramic hob	• •	Mirrored wall unit	• •	White sockets and switches	• •
Induction hob	• •	Chrome towel warmer	• •	Chrome sockets and switches	• •
Integrated dishwasher	• •	Chrome down lights	• •	Digital TV Aerial living room and bedrooms	• •
Integrated cooker hood	• •	Shaver socket	• •	Satellite system wired seperately to living room and bedroom 1	• •
Opaque glass splashback behind hob	• •	Tiling to wet area including splashback	• •	EXTERNAL	
Integrated fridge freezer	• •	Choice of modern vinyl floor coverings	• •	Front courtesy light	• •
Single composite bowl and drainer	• •	Tiling to floor	• •	Rear courtesy light	• •
One and a half composite bowl and drainer	• •	Half height tiling to all other walls or full height tiling to two walls	• •	Outside tap to garden	• •
Integrated washer/dryer	• •	Choice of upgraded ceramic floor and wall tiles	• •	Weatherproof socket	• •
Choice of stylish chrome mixer tap	• •			Front of house landscaped to meet planning requirements	• •
Chrome down lights (to kitchen only)	• •			Double glazed windows	• •
Under unit lighting	• •			Rotate rear garden	• •
Plinth lighting	• •			Composite white door with twin glazing panel	• •
Choice of modern vinyl floor coverings	• •			Turf to rear	• •
Choice of upgraded flooring	• •			1800mm close boarded fence between plots	• •



The Mildert and The Langley



The Morton, The Barrington, The Bek, The Arundel and The Stratford