



S P E C I F I C A T I O N

*It's your home,
have it your way*

All Mandale Homes feature a high standard specification of the very best quality. We also appreciate that everyone is different, so you can also choose from an extensive range of upgrade options to personalise your home.



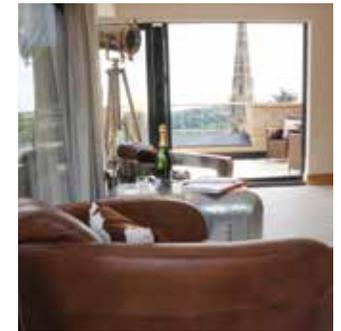
Mandale
Homes 
Together we build a home

HALLWAY/STAIRS		
Chrome downlights	✓	✓
Choice of flooring		
W/C		
White sanitary ware with stylish vanity unit & chrome mixer tap	✓	✓
Choice of modern vinyl floor coverings	✓	✓
Choice of contemporary tiled splashback	✓	✓
Chrome downlights	✓	✓
Chrome heated towel warmer	✓	✓
Choice of upgraded flooring		✓
KITCHEN/DINING AREA		
Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers	✓	✓
Upgraded kitchen doors		
Worktops with 100mm upstands	✓	✓
Upgraded granite/quartz/conglomerate worktops with 100mm upstands		
Cutlery drawer	✓	✓
Integrated stainless steel fan assisted single oven	✓	✓
Gas hob	✓	✓
Ceramic hob		
Induction hob		
Integrated dishwasher	✓	✓
Integrated cooker hood	✓	✓
Opaque glass splashback behind hob	✓	✓

Integrated fridge freezer		
Single composite bowl and drainer	✓	✓
Integrated washer/dryer		
Choice of stylish chrome mixer tap	✓	✓
Chrome downlights	✓	✓
Under unit lighting		✓
Plinth lighting		
Choice of modern vinyl floor coverings	✓	
Choice of upgraded flooring		✓
Digital TV aerial (where applicable)	✓	✓
LIVING ROOM		
Digital TV aerial	✓	✓
Choice of flooring		
PRINCIPAL BATHROOM		
Shower bath with glass screen	✓	✓
White sanitary ware & vanity unit with chrome mixer tap	✓	✓
Mirrored wall unit	✓	✓
Chrome towel warmer	✓	✓
Chrome downlights	✓	✓
Shaver socket	✓	✓
Tiling to wet area including splashback	✓	✓
Choice of modern vinyl floor coverings	✓	
Tiling to floor		✓
Half height tiling to all other walls or full height tiling to two walls		✓
Choice of upgraded ceramic floor and wall tiles		

BEDROOM 1		
Digital TV aerial	✓	✓
Choice of flooring		
Fitted wardrobes		
ALL OTHER BEDROOMS		
Digital TV aerial	✓	✓
Choice of flooring		
Fitted wardrobes		
EN-SUITE		
Shower with glass doors	✓	✓
White sanitary ware with vanity unit and chrome mixer tap	✓	✓
Mirrored wall unit	✓	✓
Chrome towel warmer	✓	✓
Chrome downlights	✓	✓
Shaver socket	✓	✓
Tiling to wet area including splashback	✓	✓
Choice of modern vinyl floor coverings	✓	
Tiling to floor		✓
Half height tiling to all other walls or full height tiling to two walls		✓
Choice of upgraded ceramic floor and wall tiles		
INTERNAL		
White painted doors	✓	
Oak style doors		✓
Ceilings finished in white and walls finished with natural hessian throughout	✓	✓

Staircase - white painted softwood	✓	
Staircase - oak handrail and spindles, softwood painted newel posts		✓
Skirting and architrave	✓	✓
Gas heating and radiators	✓	✓
Loft and exterior wall insulation	✓	✓
Intruder alarm	✓	✓
Smoke detectors	✓	✓
White sockets and switches	✓	✓
Chrome sockets and switches		
Internally wired satellite system and dish - compatible with Sky Q		
EXTERNAL		
Front courtesy light	✓	✓
Rear courtesy light		
External balcony level courtesy lighting (where applicable)		✓
Outside tap to garden		
Weatherproof socket		
Front of house landscaped to meet planning requirements	✓	✓
Double glazed windows	✓	✓
Rotovated rear garden	✓	✓
Turf to rear garden		
1800mm high close boarded fence between plots	✓	✓



✓ Indicates items included as standard. All others are available as upgrades at an additional cost.

HOUSETYPE KEY

✓ The Providence, Prospect and Red Beck housetypes. ✓ The Well Croft, Whiting and Airedale housetypes.

Choices from selected ranges, subject to build stage. Mandale Homes reserve the right to modify, alter or omit the specification at any time without notice.

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