



# Oak View

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

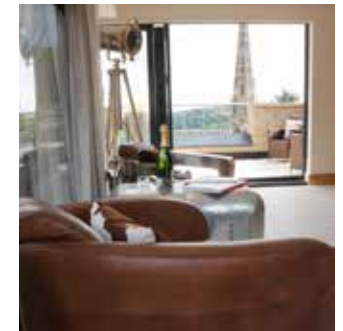
*Together we build a home*

<b>HALLWAY/STAIRS</b>		
Chrome downlights	✓	✓
Choice of flooring		
<b>W/C</b>		
White sanitary ware with stylish vanity unit & chrome mixer tap	✓	✓
Choice of modern vinyl floor coverings	✓	✓
Choice of contemporary tiled splashback	✓	✓
Chrome down lights	✓	✓
Chrome heated towel warmer	✓	✓
Choice of upgraded flooring		
<b>KITCHEN/DINING AREA</b>		
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 down lights	✓	✓
Under unit lighting		
Plinth lighting		
Choice of modern vinyl floor coverings	✓	
Choice of upgraded flooring		✓
<b>LIVING ROOM</b>		
Digital TV aerial	✓	✓
Choice of flooring		
<b>PRINCIPAL BATHROOM</b>		
Shower bath with glass screen	✓	✓
White sanitaryware & vanity unit with chrome mixer tap	✓	✓
Mirrored wall unit	✓	✓
Chrome towel warmer	✓	✓
Chrome down lights	✓	✓
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		

<b>BEDROOM 1</b>		
Digital TV aerial	✓	✓
Choice of flooring		
Fitted wardrobes		
<b>ALL OTHER BEDROOMS</b>		
Digital TV aerial	✓	✓
Choice of flooring		
Fitted wardrobes		
<b>ENSUITE</b>		
Shower with glass doors	✓	✓
White sanitaryware with vanity unit and chrome mixer tap	✓	✓
Mirrored wall unit	✓	✓
Chrome towel warmer	✓	✓
Chrome down lights	✓	✓
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		
<b>INTERNAL</b>		
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		
Satellite system wired to living room - compatible with Sky Q		
<b>EXTERNAL</b>		
Front courtesy light	✓	✓
Rear courtesy light		
Outside tap to garden		
Weatherproof socket		
Front of house landscaped to meet planning requirements	✓	✓
Double glazed windows	✓	✓
Rotate rear garden	✓	✓
Turf to rear		
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 Acorn**  
2 bedroom home
- ✓ **The Conker**  
3 bedroom home
- ✓ **The Pecan**  
3 bedroom home
- ✓ **The Hickory**  
3 bedroom home
- ✓ **The Beechnut**  
4 bedroom home

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.