

General

- Every home at Felsted Gate includes a feature Oak bottom tread, handrails and newel caps.
- You will find white solid ladder moulded doors throughout each home, with Oak solid ladder moulded doors available as an upgrade.⁶

Kitchens

- Our modern and stylish kitchens have been selected from Symphony's Cranbrook, Harvard, Princeton, Linear, Urban and Woodbury ranges.
 The hand painted Laura Ashley ranges are available as an upgrade.^
- Each kitchen includes Blanco sink and taps, Silestone worktops and glass splashbacks.
- You will be able to choose from a selection of luxury floor tiles by Porcelanosa for the kitchen and the dining area (where there is an open plan layout).
- All kitchens feature an integrated double oven, five zone induction hob, large extractor hood, integrated fridge/freezer and dishwasher as standard.
- For those house types which include a kitchen island, these feature an 80cm induction hob and NEFF ceiling mounted extractor hood.
- Where homes include a utility room, the finish matches the kitchen specification, including the units and the worktops, with single bowl sink and Blanco taps. There is space for a freestanding washing machine and tumble drier (or washer drier). Please ask your Sales Advisor for further details.

Bathroom and en suites

- Each bathroom, en suite and WC is finished in a simplistic contemporary style, complimented with premium Laufen Pro sanitaryware, feature cabinets to bathroom & en suites and soft close lavatory seats.
- Where the family bathroom consists of both a bath and a separate shower enclosure, full height Porcelanosa tiling with be provided within the enclosure only, with half height around the bath.
- Bathrooms that do not have a separate shower enclosure will then
 feature a shower with a riser rail over the bath, complete with a glass
 fixed shower screen finished with full height tiling immediately
 around the bath from the Porcelanosa range.
- Half height wall tiling is included to the rear of the lavatory and sink in all rooms.
- Bathrooms and en suites benefit from the luxury of heated towel rails, shaver points and Porcelanosa floor tiling (Amtico Spacia vinyl tile flooring available as a choice alternative).
- En suites include a thermostatic shower mixer in an enclosure with a glass door.
- WCs feature Laufen Pro sanitaryware and luxury Porcelanosa tiled splashback and flooring.

Wardrobes

- The Willow, The Alder, The Mulberry, The Oak, The Pine, The Earlswood & The Juniper features Hammonds fitted furniture with Europa sliding mirrored wardrobes (Bedroom 1 only.)[^]
- The Redwood's enclosed dressing room to Bedroom 1 features dual, fully carcassed units each featuring three compartments available with single hanging and parcel shelf. Upgrades available for different internal options.[^]

Heating

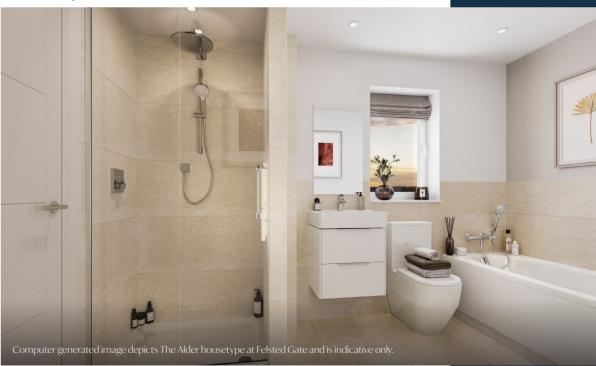
- Homes benefit from Air Source Heat Pumps from Daiken which is supported by underfloor heating to the ground floor and with pressurised cylinder.
- The Earlswood, The Juniper and The Redwood have a fireplace enclosure
 to the living room, with stone hearth, wood beam inset above the
 opening. A flue system along with a fused spur will be provided in
 preparation for future log burner to be installed by homeowner.*

Connectivity

- Your home comes well connected to the outside world with telephone points in the understair cupboard/store, living room, master bedroom and study (where applicable).
- A multimedia point is included in the living room and TV sockets are found in all bedrooms and the kitchen/dining room (where applicable)."
- · USB sockets are provided in the kitchen and master bedroom.
- · For peace of mind, mains operated smoke alarms are provided.

Electrical

^ Please liaise with your Sales Advisor for further details.



find your style at Felsted Gate



- Pendant lighting can be found in the living and dining rooms (if separate), as well as the bedrooms and the loft.
- White LED downlighters are installed to the hall, landing, cloakroom, kitchen, family room, utility room, bathrooms and en suites, where applicable.

Outside

- Stepping outside, our collection of homes benefit from turf to the front and rear gardens.
- You will find planting to the gardens of all homes and open space areas, as per the landscape plan.**
- · An external tap is helpfully provided to the rear of the property.
- Generous patios are all fully paved, along with footpaths where these are included.**
- Hormann steel up and over garages are provided in a select range of colours with power and lighting where applicable.
- Gardens generally have fencing comprised of closeboard panels and posts.**
- For your peace of mind, PIR lighting is included to the front and rear of your home.
- · Your home is provided with a 7kw electric car charger.

Optional extras and upgrades

 We offer a fabulous range of optional, high-quality extras and upgrades, allowing you to personalise your home to suit your own style. Please ask your Sales Advisor for further details.

Warranty

- All Mulberry homes come with an NHBC 10-year industry recognised warranty.
- All Mulberry Homes come with 2 years Customer Care from our experienced team.

 $\frac{71}{2}$

^{*} 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 landscaping and external boundaries, including footpaths and gardens generally for specific plots.

[^] Please liaise with your Sales Advisor for further details.