



Computer generated image depicts a typical Sherbourne housetype living room, specification variations may occur, indicative only.

### 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.^

### 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 will 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.



Computer generated image depicts The Alder housetype at Felsted Gate and is indicative only.

find  
your  
style  
at Felsted Gate





Computer generated image depicts a typical Salcey housetype kitchen/diner, specification variations may occur, indicative only.

- 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.

\* 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.