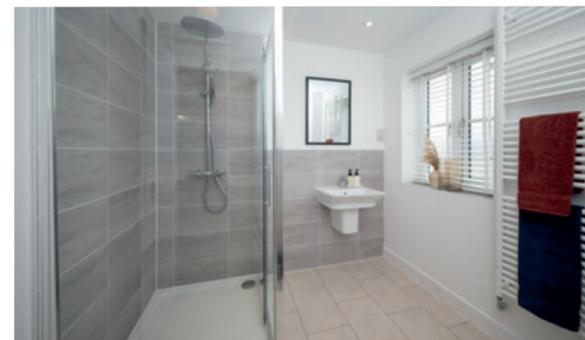


Thoughtfully considered Specification

At Mulberry Homes we offer an enviable specification as standard, as well as the option to personalise and upgrade your home further with our range of optional extras.* We take care to select the finest fixtures and finishes that will not only enhance your home, but also provide you with the ideal blank canvas ready for you to stamp your own identity.



A stylish finish

General

- Oak style finish handrails and newel caps to staircase.
- Personalise your home with your choice of ten paint colours, four internal door styles, door handles, radiator finishes and stair finishes, all at no extra cost.

Kitchens

- Our contemporary kitchens have been selected from Symphony's Woodbury, Harvard and Urban range with the Cranbrook or Princeton (Gallery) range available as an upgrade.

- All homes have laminate worktops, glass splashbacks, Franke/Carron Phoenix sink & taps and a removable unit to make space for an optional washing machine and/or dishwasher (subject to kitchen layout).
- There is a choice of luxury floor tiles by Porcelanosa to the kitchen and the dining area, subject to an open plan layout. Where the housetype boasts a utility room these are also included as standard.
- The Bosworth, The Abbey, The Beacon, The Carlton, The Houlton, The Warwick, The Foxton, The Humberstone, The Pitsford, The Richmond & The Yardley all feature a Bosch single oven, a four zone induction hob, extractor hood and integrated fridge/freezer.
- The Earlswood, The Harrington, The Salcey, The Sandringham, The Sherbourne & The Watermead all feature an integrated Bosch double oven, induction hob, large extractor hood, integrated fridge/freezer and dishwasher as standard.
- Where homes have a utility room, the finish matches the kitchen specification, with space for a free standing washing machine and tumble dryer depending on layout. Please ask your Sales Advisor for further details.

Bathroom and en suites

- Bathrooms, en suites and WCs are finished in a simplistic contemporary style, complimented with Hansgrohe sanitaryware, Hansgrohe tapwear and soft close lavatory seats.
- The Harrington, The Salcey, The Sherbourne, The Watermead, The Blenheim and The Earlswood all feature Hansgrohe sanitaryware.
- In bathrooms featuring a shower over the bath, a fixed glass shower screen, a riser rail and full height tiling around the bath is provided from the Porcelanosa range.

- 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 provided to the rear of the lavatory and sink.
- The luxury of heated towel rails, shaver points and Amtico Spacia flooring.
- Downstairs WCs feature luxury Porcelanosa tiled splashback and flooring.

Heating

- All homes at Houlton from phase 2 onwards benefit from a Daikin air source heat pump, with pressurised cylinder, providing every home with underfloor heating to the ground floor.

Wardrobes

- The Watermead, The Blenheim, The Earlswood and The Harrington feature mirror finish sliding wardrobes to the master bedroom

Connectivity

- Your home comes well connected to the outside world with telephone points to the master understair cupboard/store, living room, master bedroom and study where applicable.
- A multimedia point to the living room and TV sockets to all bedrooms and the kitchen/dining room where applicable.*
- USB sockets to the kitchen and master bedroom.
- For peace of mind, mains operated smoke alarms and carbon monoxide detectors are provided.

Electrical

- Pendant lighting can be found in living and dining rooms, as well as the bedrooms and the loft.
- White LED downlighters are installed to the WC, kitchen area (and diner where conjoined) utility room, bathrooms and en suites, where applicable.

Outside

- All homes from phase 2 onwards benefit from provision for a car charger.
- Externally, our collection of homes benefit from turf to the rear gardens.
- Planting to the front gardens of all properties and open space areas will be as per the landscape plan.**
- An external tap is provided to the rear of the property.
- Generous patios all fully paved along with footpaths where applicable.**
- Gardens generally have closeboard panels and posts.**

Optional extras and upgrades

- You can enjoy personalising your home with a range of optional extras and upgrades. Please ask your Sales Advisor for further details.

Warranty

- All Mulberry homes come with a NHBC
- 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 external boundaries, including footpaths and gardens generally for specific plots.