



EXTERIOR FEATURES

Fascia & Soffit 15mm Swish Vanquish uPVC fascia and vented soffit board, in white profile.

Rainwater System Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

Windows Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows. Dummy casements to be provided to the front elevation all as indicated on the plot type drawings. White handles to match windows & doors.

External Doors GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC.

House Numeral To front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

Rear door
Steel door with patterned glass manufactured by IG. Style of door to be NG06 pattern, finished internally and externally in white. Frame to be uPVC.

External Lights Front lamp provided as standard position as indicated on plot specific drawings. Rear Lights are available to houses as an optional upgrade – refer to My Redrow.

Gardens Quality turf to front garden with planting where applicable, refer to landscaping layout for details.

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details.

Rear Gardens topsoil in accord with NHBC requirements.

Garage Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Integral garages to receive double socket point and lighting pendant as standard. Garage doors to be Novofem Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

Door Bell Black bell push with transformer.

Fencing All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.



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Marleberg Grange

SPECIFICATION

“Our luxury specifications are carefully considered and beautifully designed to make the very most of your new home.”

Quality is never an accident; it is always the result of high intention, sincere effort, intelligent direction and skilful execution; it represents the wise choice of many alternatives



KITCHEN & UTILITY FEATURES

Kitchen Styles A range of quality kitchen styles from Symphony. Please see Sales Consultant for further details.

Handles Refer to agreed group specifications. - My Redrow.

Plinth Refer to agreed group specifications. - My Redrow.

General Kitchens to include smooth door closers, 110° slide on hinges, REVO drawer box and plastic cutlery tray.

Work Surfaces 40mm square edge laminate work surfaces. Silestone & granite available as an optional upgrade. See My Redrow for choices.

Upstand Matching above worktops, with stainless steel splash-back behind Hob.

Sink Stainless steel 1 Bowl with mixer tap to units (in housetypes under 1600sqft). Double Bowl sink with Regent chrome mixer tap to units (in housetypes over 1600sqft).

Utility (Where applicable) Doors/drawer handles to match kitchen. Stainless steel single bowl with mixer tap.

Appliances AEG
AEG 60cm Gas Hob
(in housetypes upto 1600sqft)

AEG 90cm Gas Hob
(in housetypes over 1600sqft)

AEG Double Oven - Double Oven

Electrolux 60cm Chimney extract
(in housetypes upto 1600sqft)

Electrolux 90cm Chimney extract
(in housetypes over 1600sqft)

Zanussi Integrated fridge/freezer 50/50
(in housetypes upto 1600 sqft)

Zanussi Integrated fridge/freezer 50/50
(in housetypes over 1600 sqft)

Siemens appliances available as an optional upgrade.



INTERIOR FEATURES

Walls Tape & Jointed finish with Dulux Off-white emulsion paint finish (Almond White).

Internal Doors Cambridge internal moulded door (manufactured by Premdoor).

Internal Door Furniture Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass, in ZIN112PC style.

Architrave Torus profile mdf, 69 x 14.5mm section size with satin white paint finish. Houses upto 1400sqft - 1st floor to be Torus profile mdf 58mm x 14.5mm section size to be fitted with satin white paint finish. In houses over 1,400sqft - 1st floor to be 69mm x 14.5mm section size to be fitted with satin white paint finish.

Skirting boards Torus profile mdf, 194 x 14.5mm section size with satin white paint finish. Houses upto 1400sqft - 1st floor to be Torus profile mdf 119mm x 14.5mm section size to be fitted with satin white paint finish. Houses over 1,400sqft - 1st floor to be 194mm x 14.5mm section size to be fitted with satin white paint finish.

Staircase 41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail 59 x 65mm and newel caps finished in clear varnish/lacquer.

Ceilings Tape & Jointed finish with Dulux White Emulsion paint decoration.

Central Heating Full gas central heating with energy efficient wall mounted boiler in all houses, except for houses which do not have an En-Suite, where a Combi Boiler will be fitted. Mains pressure domestic hot water provided to all houses either by Unvented pre-plumbed mains pressure cylinders or Combi Boiler, refer to drawing for details. Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system.

Radiators Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types - for more information please speak to our Sales Consultant.

Wardrobes Wardrobes to all Bedrooms are available as an optional upgrade - refer to My Redrow. Refer to house plan to confirm if bedroom is available in hinged/sliding options. Subject to both options being available, customer can select either system.

Phone Point Phone Point finishes to match electrical accessories in rooms.

TV Point TV Point finishes to match electrical accessories in room.

Electrical Sockets / Switch Plates GET Ultimate low profile white electrical switch and socket plates together with GET pendant and batten lighting points. All lights to be pendant or batten holder lamps. Please refer to house drawings for all location details.

BATHROOM & CLOAKROOM FEATURES

Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

WC Sottini CC BTW Pan with access point, Sottini Arc Cistern with dual flush valve - 4/2.6 litre flush, Sottini Arc Seat with normal close.

Bath Tempo Arc water saving bath. 700 x 1700mm.

Bath Panel Aqualisa 170cm front bath panel.

Shower over Bath Aqualisa 1TH bath filler. Blender valve to be fitted on supply. slotted bath waste click plug.

Shower Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom. Thermostatic shower valve (as development specification) above the bath including bath screen - Twyford Geo6.

Low Profile Tray Acrylic capped low profile shower tray with concealed waste and upstands to all four sides. Tray to be Ideal Standard.

Shower Screen Polished Chrome effect finish shower door manufactured by Ideal Standard. Please refer to drawings to confirm whether Pivot or Bifold style door is to be fitted.

Wall Tiles Bathroom - full-height tiling around bath, if bath does not have a shower then half-height tiling only. Cloakroom - one tile high splash-back to basin.

Bathroom & En-suite Basin Sottini Arc 55cm with 1 tap hole, semi pedestal fitted with Sottini Tesino basin mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

Cloakroom Basin Sottini Arc 40cm basin with 1 tap hole, semi pedestal or Mavone 45cm 1 tap hole corner basin (please refer to drawing to confirm basin design). Fitted with Sottini Tesino Mini Mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

Towel Rail 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

52mm Plain newels and balustrades painted in satin white with laquered hardwood ash handrail and newel caps.

PORCELANOSA
TILES - BATHROOMS - KITCHENS - HARDWOOD

AEG

kelvin

Ideal
Standard

Symphony®

Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.