



	The Brunel	The Albany	The Vermont	The Linden	The Clifton	The Sandown	The Salisbury
<b>Comfort Features</b>							
Traditional external cavity wall construction in a range of attractive brick finishes	●	●	●	●	●	●	●
Ground floor insulated for improved thermal performance	●	●	●	●	●	●	●
Double glazed white PVCu low maintenance windows to all properties	●	●	●	●	●	●	●
White PVCu low maintenance fascias and bargeboards to all properties	●	●	●	●	●	●	●
Programmable gas fired central heating system with radiators	●	●	●	●	●	●	●
Individually controlled thermostatic radiators	●	●	●	●	●	●	●
Electric smoke detector(s) fitted with battery back-up	●	●	●	●	●	●	●
NHBC 10 year building warranty including initial Yuill Homes 2 year warranty	●	●	●	●	●	●	●
<b>Security Features</b>							
Steel coated front and rear doors with 5-lever mortice locks	●	●	●	●	●	●	●
Front door restricter	●	●	●	●	●	●	●
White PVCu lockable double glazed windows	●	●	●	●	●	●	●
<b>Internal Features</b>							
Almond white matt emulsion paint finish to all rooms	●	●	●	●	●	●	●
Flat ceilings to all rooms with white emulsion finish	●	●	●	●	●	●	●
White gloss panelled internal doors with brass finish door furniture	●	●	●	●	●	●	●
White PVCu double glazed French doors	●	●	●	●	●	●	●
White gloss decorative skirtings and architraves	●	●	●	●	●	●	●
White gloss feature spindle staircase	●	●	●	●	●	●	●
Wardrobes or cupboard to bedroom one	●	●	●	●	●	●	●
Wardrobes or cupboard to bedroom two	●	●	●	●	●	●	●
<b>Kitchen &amp; Bathroom Features</b>							
Fully fitted kitchen in a choice of colours and styles	●	●	●	●	●	●	●
Contemporary glass display shelf/shelves to kitchen	●	●	●	●	●	●	●
One and a half bowl stainless steel sink to kitchen	●	●	●	●	●	●	●
Pelmet LED light to fly over the shelf in kitchen	●	●	●	●	●	●	●
Pelmet and cornice to wall units	●	●	●	●	●	●	●
Spaces for fridge, washing machine (including plumbing) within kitchen	●	●	●	●	●	●	●
Oven, hob and chimney hood in stainless steel	●	●	●	●	●	●	●
Oven and hob in stainless steel	●	●	●	●	●	●	●
40mm thick round edge worktops in a choice of colours	●	●	●	●	●	●	●
A contemporary stainless steel splashback behind hob. A range of upstands and work surfaces in a choice of colours for the kitchen	●	●	●	●	●	●	●
Bathroom with white contemporary style sanitary ware	●	●	●	●	●	●	●
En suite with white contemporary style sanitary ware	●	●	●	●	●	●	●
Two en suites with white contemporary style sanitary ware	●	●	●	●	●	●	●
Bath to en suite with over bath shower	●	●	●	●	●	●	●
Matching bath/shower panels and wc seat/cover. Complementary chrome finish taps	●	●	●	●	●	●	●
Ceramic wall tiles in a choice of colours and styles for the bathroom/en suite/cloaks	●	●	●	●	●	●	●
<b>Electrical Features</b>							
A generous number of white electrical sockets and switches throughout the home	●	●	●	●	●	●	●
Low energy light fittings to selected rooms	●	●	●	●	●	●	●
A minimum of two TV aerial points - ask for details	●	●	●	●	●	●	●
A minimum of two telephone points - ask for details	●	●	●	●	●	●	●
Outside light to front entrance	●	●	●	●	●	●	●
Power/light onto plot garage (on selected plots)	●	●	●	●	●	●	●
<b>External Features</b>							
Turf or planting to front garden and fully turfed rear garden*	●	●	●	●	●	●	●
1.5m - 1.8m high boarded fencing to rear boundary - see site specific plot information	●	●	●	●	●	●	●
Tree and shrub planting in accordance with the development landscape scheme - see site specific plot information	●	●	●	●	●	●	●
Drive to garage (on selected plots)	●	●	●	●	●	●	●
Parking space/s or garage (on selected plots)	●	●	●	●	●	●	●

Additional optional extras are available, please ask the Development Sales Manager for further details.

All details correct at time of going to press. Yuill Homes reserve the right to change specification at any time.

\*See detailed plan for further information. Photography for illustration purposes only.