



THE COPSE

SPECIFICATION



 REDROW





Interior Features

Walls Dulux Almond-White emulsion paint finish.

Internal Doors

Cambridge internal moulded door finished in satin white paint finish.

Internal Door Furniture Available in polished chrome or satin nickel finish.

Architrave Torus profile MDF, satin white paint finish.

Skirting Boards Torus profile MDF, to match architrave.

Staircase

Square plain spindles with square newels in satin white paint finish, complete with light ash handrails and newel caps, finished with a clear lacquer.

Ceilings 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. Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system.

Radiators Myson round top radiators.

Wardrobes to Bedroom 1

A range of quality styles are available. Please see Sales Consultant for more details and to confirm availability of hinged or sliding option.

Phone Point

Schneider Electric range of fittings, finish to match electrical accessories in room.

TV Point

Standard BT box located in the lounge.

Sky Q Package

Electrical Sockets / Switch Plates

Schneider Electric Ultimate low profile white electrical switch and socket plates.

Lighting

Pendant and batten lighting points.

Consumer Unit

Surface mounted British General consumer unit to be fitted in all utility rooms and garages. Semi recessed British General consumer unit to be fitted in all other areas. Please refer to drawing for location.

Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for a battery back up in the event of a power cut.

Kitchen & Utility Features

Kitchen Styles

A range of quality kitchen styles are available. Please see Sales Consultant for more details.

Work Surfaces

A range of quality work surfaces are available. Please see Sales Consultant for more details.

Upstand

95mm high matching upstand above worktops with stainless steel splashback behind hob.

Under Unit Lighting

LED downlights provided where shown on kitchen layout.

Sink

Kitchen Stainless steel 1 bowl sink with chrome mixer tap. House types over 1600ft² to have Double Bowl sink with chrome mixer tap.

Utility (Where applicable) Stainless steel single bowl with chrome mixer tap.

Appliances

Hob 60cm gas
Hob 90cm gas (houses over 1600ft²)
60cm chimney extract
90cm chimney extract (houses over 1600ft²)
Double oven
Integrated fridge freezer

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Bathroom & Cloakroom Features

Bathroom, En-suite & Cloakroom Styles

Arc by Sottini.

Shower to En-suite (where applicable)

Shower Valve Aqualisa Midas bar valve.

Shower Tray Acrylic capped low profile shower tray with concealed waste and upstands to all four sides.

Shower Screen To Enclosure Please refer to drawings to confirm door style (pivot or bi-fold).

Brassware

Basin Tesino monoblock tap with single lever control complete with click plug waste.

Bath Tesino single lever bath filler complete with click plug waste.

Shower Over Bath Shower valve and screen to be provided above the bath where there is no separate shower enclosure within the bathroom. Aqualisa Midas bar valve above bath with Ideal Standard Connect Radius screen.

Bath Tempo bath with Unilux bath panel.

Bathroom & Cloakroom Wall Tiles & Features

Areas as indicated on drawings, see Sales Consultant for more details. Wall tile choices available. Mirror to be fitted above the bathroom & en-suite washbasins (where applicable). Please refer to drawings for confirmation.

Towel Warmer Curved towel warmer in chrome effect finish to bathroom and en-suite.

Shaver Socket

Schneider Electric located in the bathroom and en-suite(s), finish to match electrical plates.

Soft Close Toilet Seats

Exterior Features

Fascia & Soffit 'Vanquish' PVCu fascia and vented soffit board in white profile.

Rainwater System Rainwater gutters and down pipes in black finish.

Windows

Sealed double glazed PVCu windows in white finish with enhancement of dummy casements to front elevations as indicated on house type drawings.

External Doors

Front GRP pre-finished door with patterned glass. Style of door all as indicated on house plan, finished in a solid colour externally & white finish internally.

Rear Steel door with patterned glass. Finish internally and externally to be white complete with black Japanned lever handle externally and chrome handle internally.

Security Multi point locking system to front & rear doors of house.

House Numeral Colour to match front door plaque.

Door Bell Black finish bell push with transformer.

External Lights

Front Lantern to front entrance, (houses with canopy over front entrance will have energy efficient recessed downlight fitted in lieu of).

Garage

Door Novoferm Berwick style steel up & over with window panels to top. Door finish to be painted to match front door colour.

Light and Power (Where applicable) Please see Sales Consultant for more details.

Patio/Pathways Buff Riven flags as indicated on drawing.

Driveway Tarmac drive (or as external works layout).

External Fencing

Sides Vertical boarding 1.8m high

Rear Vertical boarding 1.8m high (plot specific)

Gate 1.8m high timber gate

Garden

Front Garden Good standard turfing to front garden. Refer to layout for landscaping details.

Rear Garden Turf and tap. Please refer to drawings for location of outside tap.



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OPTIONAL CUSTOMER UPGRADES

Internal Features

Electrical Sockets/Switch Plates Schneider Electric polished or brushed chrome effect finish electrical accessories on floor(s) selected by purchaser.

Phone Point Additional points offered as customer upgrade. Please see Sales Consultant for more details.

TV Point Additional points offered as customer upgrade. Please see Sales Consultant for more details.

Fireplaces Electric floor-mounted fireplace Please see Sales Consultant for more details.

Carpets/Tiles/Vinyls Choices available. Please see Sales Consultant for more details.

Wardrobes To All Other Bedrooms A range of quality styles are available. Please see Sales Consultant for more details and to confirm availability of hinged or sliding options.

Bedroom Furniture Please see Sales Consultant for range.

Underfloor Heating Ground floor only, subject to build stage. Please see Sales Consultant for more details.

Internal Doors Available in a choice of 2 designs and finishes.

Internal Door Trimming Please see Sales Consultant for more details.

Home Entertainment System Please see Sales Consultant for more details.

Wi-Fi Thermostat Please see Sales Consultant for more details.

Kitchen & Utility Features

Kitchen Styles A range of quality upgrade kitchen units are available.

Work Surfaces A choice of Granite or Silestone worktops and upstands.

Flooring Please see range of ceramic kitchen floor tiles and vinyl in Sales Office.

Appliances
Ceramic hob. Please see Sales Consultant for more details.
Induction hob
Free-standing washing machine
Free-standing tumble dryer
Integrated dishwasher
Appliance packages. Please see Sales Consultant for more details.

Accessories
Eco waste separation
Waste disposal unit
Filter tap
Hot water tap

Downlights To kitchen area and utility where applicable. Refer to drawings for location.

Bathroom & Cloakroom Features

Floor Finishes to Bathroom, Cloakroom & En-suite
Ceramic floor tiles/vinyl. Please see Sales Consultant for more details.

Shower Valve Aqualisa Dream BIV upgrades available. Please see Sales Consultant for more details.

Bathroom Furniture Roper Rhodes cabinets. Please see Sales Consultant for colours.

Downlights To Wetrooms. Refer to drawings for location.

Accessories
Chrome toilet roll holders.

Exterior Features

Patio Doors PVCu Bi-fold Terrace door, dimension of opening all as indicated on design drawing.

Garages
Remote control offered as customer option.
Personnel Door to detached garages.

Tap to Garage

Burglar Alarm Alarm System with PIRs, located as shown on drawings.

Security Camera

TV Aerial

Paving Patio extension.

Lighting Rear external bulkhead light.

External Powerpoint

Garden Accessories
Water butt

Electric Car Charger

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