

ROCKLIFFE HOMES LTD

CARR ROAD - RETFORD

SALES SPECIFICATION - "RETFORD 3 BED"

MAY 2019



IncludedNot includedOptional extra

INTERNAL SPECIFICATION		
Walls & Ceilings		
All walls Chalky Downs (off white)- bathroom(s) to be white	✓	
Joinery		
All joinery to be painted gloss white	✓	
General Floor Finishes		
Carpets standard range throughout except kitchen area (choices available)	✓	
Upgraded carpets and upgraded underlay except kitchen	+	
Vinyl flooring to kitchen area (choices available)	✓	
Ceramic flooring to kitchen	+	
Vinyl flooring to bathroom and downstairs cloaks (choices available)	✓	
Ceramic flooring to bathroom and downstairs cloaks	+	
KITCHENS		
Kitchen Units		
Selection of kitchen range from sales office (style and colour choice available)	✓	
Upgraded kitchen range from sales office (style and colour choice available)	+	
Extra units	+	
Selection of laminate work surfaces from sales office	✓	
Worktop upstands to match	✓	
Square edged worktops	+	
Appliances (see kitchen layout for location)		
Stainless steel single fan electric under counter oven	✓	
Stainless steel double fan electric under counter oven	+	
Gas hob with cast iron pan supports (SS)	✓	
Chimney hood (SS)	✓	
Integrated Fridge freezer 70/30 Split	✓	
Integrated Dishwasher	✓	
Washing Machine Space with Electric Point and Plumbing	✓	
Metal splashback to hob (SS)	✓	
Halogen Hob and Black Glass Splashback	+	
Sinks and Tops		
One and half bowl stainless steel sink plus Monobloc mixer tap	✓	



- ✓ Included x Not included
- + Optional extra

Bathroom White Bath 170 x 70cm White close coupled wc White pedestal whb Chrome taps Chrome exposed bar shower mixer Bath Shower screen Fully Tiled Ceramic wall tiles to all walls Pownstairs Cloaks White close coupled wc White vanity unit with whb Chrome Taps White vanity unit with whb Ceramic tile splashback to basin Fully filed walls ELECTRICAL & PLUMBING/HEATING Electrics TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to front door Lantern with PIR to front door only			
White Close coupled wc White pedestal whb Chrome taps Chrome exposed bar shower mixer Bath Shower screen Fully Tiled Ceramic wall tiles to all walls Chrome Taps White close coupled wc White close coupled wc White close coupled wc White vanity unit with whb Chrome Taps Ceramic tile splashback to basin Fully tiled walls + ELECTRICAL & PLUMBING/HEATING Electrics TV aerial point in living room Y aerial point in master bedroom TV aerial point in additional bedroom(s) Digital co-axial cable to roof space Fully to rear and system Lantern with PIR to front door Vanith PIR to rear door	BATHROOMS & DOWNSTAIRS CLOAKS		
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White pedestal whb Chrome exposed bar shower mixer At Shower screen At Sho	White Bath 170 x 70cm	✓	
Chrome taps Chrome exposed bar shower mixer Bath Shower screen Fully Tiled Ceramic wall tiles to all walls Chrome exposed bar shower mixer Fully Tiled Ceramic wall tiles to all walls V Downstairs Cloaks White close coupled wc White vanity unit with whb Chrome Taps Ceramic tile splashback to basin Fully tiled walls + ELECTRICAL & PLUMBING/HEATING Electrics TV aerial point in living room Vaerial point in master bedroom Vaerial point in additional bedroom(s) TV aerial point in additional bedroom(s) Figure 1 additional bedroom for the suitable location on the GF) Chrome sockets and switches (entire house) Funder of who PIR to front door Lantern with PIR to front door Active 2 additional special witches (entire house) Funder of who PIR to front door	White close coupled wc	✓	
Chrome exposed bar shower mixer Bath Shower screen Fully Tiled Ceramic wall tiles to all walls Chrome Scale Coupled wc White close coupled wc White vanity unit with whb Chrome Taps Ceramic tile splashback to basin Fully tiled walls **ELECTRICAL & PLUMBING/HEATING* Electrics TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) TV aerial point in additional bedroom(s) Fully tiled co-axial cable to roof space Fully tile or of ther suitable location on the GF) Chrome sockets and switches (entire house) Hantern with PIR to front door Lantern with PIR to front door	White pedestal whb	✓	
Bath Shower screen Fully Tiled Ceramic wall tiles to all walls Pownstairs Cloaks White close coupled wc White vanity unit with whb Chrome Taps Ceramic tile splashback to basin Fully tiled walls ELECTRICAL & PLUMBING/HEATING Electrics TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door	Chrome taps	✓	
Fully Tiled Ceramic wall tiles to all walls Downstairs Cloaks White close coupled wc White vanity unit with whb Chrome Taps Ceramic tile splashback to basin Fully tiled walls ELECTRICAL & PLUMBING/HEATING Electrics TV aerial point in living room TV aerial point in master bedroom Vaerial point in additional bedroom(s) Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door	Chrome exposed bar shower mixer	✓	
White close coupled wc White vanity unit with whb Chrome Taps Ceramic tile splashback to basin Fully tiled walls FLECTRICAL & PLUMBING/HEATING FUGURIAN STATES ST	Bath Shower screen	✓	
White close coupled wc White vanity unit with whb Chrome Taps Ceramic tile splashback to basin Fully tiled walls ELECTRICAL & PLUMBING/HEATING ELECTRICAL & PLUMBING/HEATING TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door	Fully Tiled Ceramic wall tiles to all walls	✓	
White vanity unit with whb Chrome Taps Ceramic tile splashback to basin Fully tiled walls # ELECTRICAL & PLUMBING/HEATING Electrics TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) TV aerial point in additional bedroom(s) # Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) # Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door	Downstairs Cloaks		
Ceramic tile splashback to basin Fully tiled walls ELECTRICAL & PLUMBING/HEATING Electrics TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) TV aerial point in additional bedroom(s) Figital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door	White close coupled wc	✓	
Ceramic tile splashback to basin Fully tiled walls ELECTRICAL & PLUMBING/HEATING Electrics TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) TV aerial point in additional bedroom(s) Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door	White vanity unit with whb	✓	
Fully filed walls ELECTRICAL & PLUMBING/HEATING Electrics TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) TV aerial point in additional bedroom(s) Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door		✓	
Electrics TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) TV aerial point in additional bedroom(s) Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door	Ceramic tile splashback to basin	✓	
Electrics TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) TV aerial point in additional bedroom(s) Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door	Fully tiled walls	+	ſ
TV aerial point in living room TV aerial point in master bedroom TV aerial point in additional bedroom(s) Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door	ELECTRICAL & PLUMBING/HEATING		
TV aerial point in master bedroom TV aerial point in additional bedroom(s) Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door	Electrics		
TV aerial point in additional bedroom(s) Digital co-axial cable to roof space BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door +	TV aerial point in living room	✓	
Digital co-axial cable to roof space ✓ BT point in living room (or other suitable location on the GF) ✓ Chrome sockets and switches (entire house) + Burglar alarm system + Lantern with PIR to front door ✓ Lantern with PIR to rear door +	TV aerial point in master bedroom	✓	
BT point in living room (or other suitable location on the GF) Chrome sockets and switches (entire house) + Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door +	TV aerial point in additional bedroom(s)	+	
Chrome sockets and switches (entire house) Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door +	Digital co-axial cable to roof space	✓	
Burglar alarm system Lantern with PIR to front door Lantern with PIR to rear door +	BT point in living room (or other suitable location on the GF)	✓	
Lantern with PIR to front door Lantern with PIR to rear door +	Chrome sockets and switches (entire house)	+	
Lantern with PIR to rear door +	Burglar alarm system		
		✓	
Doorbell and chimes to front door only ✓	Lantern with PIR to rear door	+	
		*	
Smoke/heat detectors as floor plan ✓	Smoke/heat detectors as floor plan	✓	[
Energy saving light fittings to specified rooms ✓		✓	
Down lighters to kitchen and bathroom ✓	Down lighters to kitchen and bathroom	✓	



IncludedNot includedOptional extra

Heatina

Gas fired central heating system with radiators	✓	
Thermostatic radiator valves to all specified rooms	✓	
Gas fired combi boiler	✓	
Electronic programmer	✓	
Plumbing		
External cold water tap	+	
EXTERNAL FINISHES		
House		
Double glazed white UPVC windows, lockable except fire escape units	✓	
Double glazed white UPVC French doors with multi point locking	✓	
Composite front door	✓	
Chrome finish ironmongery to external doors	✓	
UPVC fascia and soffit	✓	
UPVC barge boards or stone/brick verge detail	✓	
UPVC gutter	✓	
Gardens		
Side timber gate with latch and bolt	✓	
Landscaping to front garden (refer to plans)	✓	
Turf to rear garden	✓	
Pavings		
Paving slabs to paths and patio	✓	
Front Drive		
Block paved drives with concrete edgings and delineation of parking space	✓	