



**ROCKLIFFE**  
HOMES

**ROCKLIFFE HOMES LTD**

**CARR ROAD - RETFORD**

**SALES SPECIFICATION – “RETFORD 3 BED”**

**MAY 2019**

✓ Included  
 ✗ Not included  
 + Optional extra

## INTERNAL SPECIFICATION

### Walls & Ceilings

All walls Chalky Downs (off white)- bathroom(s) to be white	✓	<input type="checkbox"/>
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### Joinery

All joinery to be painted gloss white	✓	<input type="checkbox"/>
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### General Floor Finishes

Carpets standard range throughout except kitchen area (choices available)	✓	<input type="checkbox"/>
Upgraded carpets and upgraded underlay except kitchen	+	<input type="checkbox"/>
Vinyl flooring to kitchen area (choices available)	✓	<input type="checkbox"/>
Ceramic flooring to kitchen	+	<input type="checkbox"/>
Vinyl flooring to bathroom and downstairs cloaks (choices available)	✓	<input type="checkbox"/>
Ceramic flooring to bathroom and downstairs cloaks	+	<input type="checkbox"/>

## KITCHENS

### Kitchen Units

Selection of kitchen range from sales office (style and colour choice available)	✓	<input type="checkbox"/>
Upgraded kitchen range from sales office (style and colour choice available)	+	<input type="checkbox"/>
Extra units	+	<input type="checkbox"/>
Selection of laminate work surfaces from sales office	✓	<input type="checkbox"/>
Worktop upstands to match	✓	<input type="checkbox"/>
Square edged worktops	+	<input type="checkbox"/>

### Appliances (see kitchen layout for location)

Stainless steel single fan electric under counter oven	✓	<input type="checkbox"/>
Stainless steel double fan electric under counter oven	+	<input type="checkbox"/>
Gas hob with cast iron pan supports (SS)	✓	<input type="checkbox"/>
Chimney hood (SS)	✓	<input type="checkbox"/>
Integrated Fridge freezer 70/30 Split	✓	<input type="checkbox"/>
Integrated Dishwasher	✓	<input type="checkbox"/>
Washing Machine Space with Electric Point and Plumbing	✓	<input type="checkbox"/>
Metal splashback to hob (SS)	✓	<input type="checkbox"/>
Halogen Hob and Black Glass Splashback	+	<input type="checkbox"/>

### Sinks and Tops

One and half bowl stainless steel sink plus Monobloc mixer tap	✓	<input type="checkbox"/>
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✓ Included  
 ✗ Not included  
 + Optional extra

## BATHROOMS & DOWNSTAIRS CLOAKS

### Bathroom

White Bath 170 x 70cm	✓	<input type="checkbox"/>
White close coupled wc	✓	<input type="checkbox"/>
White pedestal whb	✓	<input type="checkbox"/>
Chrome taps	✓	<input type="checkbox"/>
Chrome exposed bar shower mixer	✓	<input type="checkbox"/>
Bath Shower screen	✓	<input type="checkbox"/>
Fully Tiled Ceramic wall tiles to all walls	✓	<input type="checkbox"/>

### Downstairs Cloaks

White close coupled wc	✓	<input type="checkbox"/>
White vanity unit with whb	✓	<input type="checkbox"/>
Chrome Taps	✓	<input type="checkbox"/>
Ceramic tile splashback to basin	✓	<input type="checkbox"/>
Fully tiled walls	+	<input type="checkbox"/>

## ELECTRICAL & PLUMBING/HEATING

### Electrics

TV aerial point in living room	✓	<input type="checkbox"/>
TV aerial point in master bedroom	✓	<input type="checkbox"/>
TV aerial point in additional bedroom(s)	+	<input type="checkbox"/>
Digital co-axial cable to roof space	✓	<input type="checkbox"/>
BT point in living room (or other suitable location on the GF)	✓	<input type="checkbox"/>
Chrome sockets and switches (entire house)	+	<input type="checkbox"/>
Burglar alarm system	+	<input type="checkbox"/>
Lantern with PIR to front door	✓	<input type="checkbox"/>
Lantern with PIR to rear door	+	<input type="checkbox"/>
Doorbell and chimes to front door only	✓	<input type="checkbox"/>
Smoke/heat detectors as floor plan	✓	<input type="checkbox"/>
Energy saving light fittings to specified rooms	✓	<input type="checkbox"/>
Down lighters to kitchen and bathroom	✓	<input type="checkbox"/>

✓ Included  
 ✗ Not included  
 + Optional extra

### Heating

Gas fired central heating system with radiators	✓	<input type="checkbox"/>
Thermostatic radiator valves to all specified rooms	✓	<input type="checkbox"/>
Gas fired combi boiler	✓	<input type="checkbox"/>
Electronic programmer	✓	<input type="checkbox"/>

### Plumbing

External cold water tap	+	<input type="checkbox"/>
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## EXTERNAL FINISHES

### House

Double glazed white UPVC windows, lockable except fire escape units	✓	<input type="checkbox"/>
Double glazed white UPVC French doors with multi point locking	✓	<input type="checkbox"/>
Composite front door	✓	<input type="checkbox"/>
Chrome finish ironmongery to external doors	✓	<input type="checkbox"/>
UPVC fascia and soffit	✓	<input type="checkbox"/>
UPVC barge boards or stone/brick verge detail	✓	<input type="checkbox"/>
UPVC gutter	✓	<input type="checkbox"/>

### Gardens

Side timber gate with latch and bolt	✓	<input type="checkbox"/>
Landscaping to front garden (refer to plans)	✓	<input type="checkbox"/>
Turf to rear garden	✓	<input type="checkbox"/>

### Pavings

Paving slabs to paths and patio	✓	<input type="checkbox"/>
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### Front Drive

Block paved drives with concrete edgings and delineation of parking space	✓	<input type="checkbox"/>
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