



# ROCKLIFFE

## HOMES

**ROCKLIFFE HOMES LTD**

**HALLGATE FIELDS, PILSLEY**

**SALES SPECIFICATION – “THE LAURELS”**

**JULY 2020**



- ✓ Included
- ✗ Not included
- + Optional extra

## INTERNAL SPECIFICATION

### • Walls & Ceilings

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

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

Carpets standard range throughout except kitchen/dining/living area (choices available)	✓	<input type="checkbox"/>
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Upgraded carpets and upgraded underlay except kitchen/dining/living area	+	<input type="checkbox"/>
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Wood/laminate flooring	+	<input type="checkbox"/>
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Vinyl flooring to kitchen/dining/living area (choices available)	✓	<input type="checkbox"/>
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Ceramic flooring to kitchen/dining/living area	+	<input type="checkbox"/>
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Vinyl flooring to bathroom and ensuite (choices available)	✓	<input type="checkbox"/>
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Ceramic flooring to bathroom and ensuite	+	<input type="checkbox"/>
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## KITCHENS

### • Kitchen Units

Selection of kitchen range from sales office (style and colour choice available)	✓	<input type="checkbox"/>
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Upgraded kitchen range from sales office (style and colour choice available)	+	<input type="checkbox"/>
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Selection of laminate work surfaces from sales office	✓	<input type="checkbox"/>
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Selection of quartz work surfaces from sales office	+	<input type="checkbox"/>
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Worktop upstands to match	✓	<input type="checkbox"/>
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### • Appliances (see layout to determine if applicable)

Stainless steel single fan electric under counter oven	✓	<input type="checkbox"/>
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Stainless steel single fan electric – high level in tall oven housing	+	<input type="checkbox"/>
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Stainless steel double fan electric under counter oven	+	<input type="checkbox"/>
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Stainless steel double fan electric – high level in tall oven housing	+	<input type="checkbox"/>
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Stainless steel gas hob with cast iron pan supports	✓	<input type="checkbox"/>
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Electrical induction hob	+	<input type="checkbox"/>
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Stainless steel chimney hood	✓	<input type="checkbox"/>
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Fridge freezer 70/30 split integrated	✓	<input type="checkbox"/>
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Dishwasher integrated	✓	<input type="checkbox"/>
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Stainless steel splashback to hob	✓	<input type="checkbox"/>
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Space, electric point and plumbing for freestanding washing machine	✓	<input type="checkbox"/>
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Washing machine integrated	+	<input type="checkbox"/>
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Washer / dryer integrated	+	<input type="checkbox"/>
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### • Sinks and Tops

One and half bowl stainless steel sink plus Monobloc mixer tap	✓	<input type="checkbox"/>
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## BATHROOMS, ENSUITES, 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 bath/shower mixer	+	<input type="checkbox"/>
Over bath electric shower (full tiles to bath required)	+	<input type="checkbox"/>
Shower screen	+	<input type="checkbox"/>
Ceramic wall tiles half height around bath, splashback to basin	✓	<input type="checkbox"/>
Ceramic wall tiles full height around bath, splashback to basin	+	<input type="checkbox"/>
Fully tiled walls to bathroom	+	<input type="checkbox"/>

### • Ensuite

White close coupled wc	✓	<input type="checkbox"/>
White pedestal whb	✓	<input type="checkbox"/>
Thermostatic shower	✓	<input type="checkbox"/>
Shower tray, screen and doors	✓	<input type="checkbox"/>
Chrome taps	✓	<input type="checkbox"/>
Ceramic wall tiles full height to shower enclosure, splashback to basin	✓	<input type="checkbox"/>
Fully tiled walls to ensuite	+	<input type="checkbox"/>

## ELECTRICAL & PLUMBING/HEATING

### • Electrics

Electric light and double power point to garage	✓	<input type="checkbox"/>
TV aerial point in living room	✓	<input type="checkbox"/>
TV aerial point in master bedroom	✓	<input type="checkbox"/>
TV aerial point in bedroom 2	+	<input type="checkbox"/>
TV aerial point in bedroom 3	+	<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"/>
BT point in dining area	+	<input type="checkbox"/>
BT point in master bedroom	+	<input type="checkbox"/>
USB double power point in lounge	+	<input type="checkbox"/>
USB double power point in kitchen	+	<input type="checkbox"/>
USB double power point in master bedroom	+	<input type="checkbox"/>
Chrome sockets and switches (entire house)	+	<input type="checkbox"/>
Shaver Socket in bathroom	✓	<input type="checkbox"/>
Shaver Socket in ensuite	+	<input type="checkbox"/>
Burglar alarm wire only	+	<input type="checkbox"/>
Burglar alarm system	+	<input type="checkbox"/>
Lantern with PIR to front door	✓	<input type="checkbox"/>
Lantern with PIR to rear casement doors	✓	<input type="checkbox"/>
Doorbell and chimes to front door only	✓	<input type="checkbox"/>
Smoke/heat/carbon monoxide detectors as floor plan	✓	<input type="checkbox"/>
Energy saving light fittings	✓	<input type="checkbox"/>
Down lighters to kitchen, bathroom and ensuite	✓	<input type="checkbox"/>



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• **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 casement doors with multi point locking	✓	<input type="checkbox"/>
Double glazed composite dark grey front door	✓	<input type="checkbox"/>
Chrome finish ironmongery to external doors	✓	<input type="checkbox"/>
UPVC fascia and soffit	✓	<input type="checkbox"/>
UPVC barge boards	✓	<input type="checkbox"/>
UPVC gutter	✓	<input type="checkbox"/>

• **Gardens**

Side timber gate with latch and bolt	✓	<input type="checkbox"/>
Turf to front garden	✓	<input type="checkbox"/>
Turf to rear garden	✓	<input type="checkbox"/>
Concrete shed base	+	<input type="checkbox"/>

• **Pavings**

Paving slabs to paths and patio	✓	<input type="checkbox"/>
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• **Garages/Drives**

Tarmac drives with block paving edgings	✓	<input type="checkbox"/>
Factory finished dark grey garage door	✓	<input type="checkbox"/>
White timber painted personnel door	+	<input type="checkbox"/>
Electrically operated dark grey garage door	+	<input type="checkbox"/>
Alarm to garage	+	<input type="checkbox"/>