



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

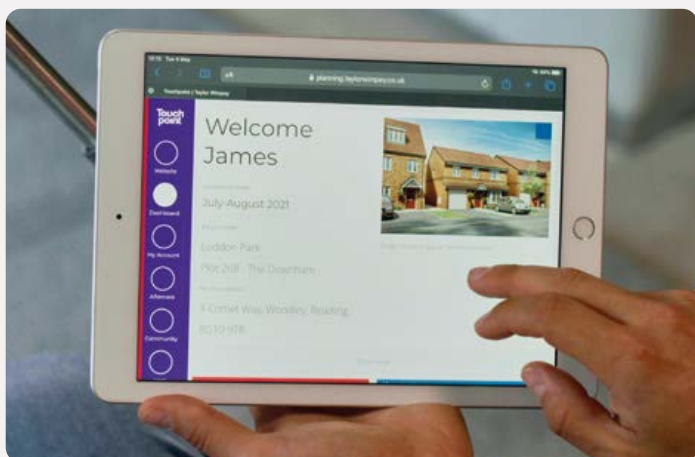
You can choose from a range of high-quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your own sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style, we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each one as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring, which includes luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



**FIND OUT MORE**



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact your Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all our houses are fitted with a range of high-quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All our kitchens are fitted with beautiful units and worktops. You can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting\*, give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in hob and integrated hood.

## Utility rooms†

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps, give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms, which also benefit from a shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden†

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden, including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



\* = Options, upgrades and colour choices are available subject to stage of construction

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact your Sales Executive for further information. † = Where applicable.

# Specification of our houses

General	
Triple glazed PVCu windows with lockable fasteners and easy clean hinges	✓
Composite front doors with multi-point lock	✓
PVCu fascia and soffit	✓
White emulsion to walls	✓
Front outdoor light	✓
Energy-efficient pendant ceiling lights to kitchen and habitable rooms	✓
White sockets and switches throughout	✓
Chrome door furniture	✓
White internal doors	✓
Amtico Spacia to kitchens, bathroom, en suite and WC	✓
Amtico Spacia to living rooms (where there is an open-plan Kitchen/Living/Dining or Kitchen/Living area only)	✓
Carpet to all areas excluding wet rooms	✓
Gas central heating	✓
Mains operated smoke detector with battery back-up	✓
Solar PV panels to roof	✓
EV chargers where access allows* *Speak to a member of the sales team for plot specific details.	✓
External features	
Turf to rear garden	✓
Rear outside light and power to garage within the boundary of the property	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓
Other features	
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓

☎ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Living room	
Multi-socket (power/Aerial/Satellite) to be connected by the purchaser	✓
Kitchen	
'Symphony' kitchen units and laminate worktops with a choice from the option 1 range	✓
Soft closed doors/drawers	✓
Single/1.5 bowl sink with monobloc tap	✓
Stainless steel oven in tall housing (where design permits) or built underneath	✓
60cm integrated hood with stainless steel splashback	✓
Integrated washing machine, and 70/30 fridge freezer	✓
60cm dishwasher or 45cm integrated slimline dishwasher depending on design	✓
USB charge point to double socket	✓
Tall pull-out larder (where design permits)	✓
Bedroom	
TV socket to master bedroom – to be connected by the purchaser	✓
Standard bathroom, en suite & cloakroom	
White sanitaryware throughout with max 180 ltr bath	✓
Chrome mixer tap with restricted flow to wash hand basins in bathroom, cloakroom and en suite	✓
Chrome bath filler with restricted flow to bath	✓
Thermostatic shower to en suite	✓
Splashback tiling to wash hand basins to cloakroom, bathroom and en suite	✓
1 course tiling to length and end of bath	✓
Full-height tiling to shower cubicle	✓
Batten mounted ceiling light to bathrooms	✓
Shaver socket to en suite or main bathroom (if no en suite)	✓

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# Optional Upgrades

## Kitchen

Upgrade kitchen to option 2 or sleek inline range

Single oven and microwave in tall housing (where design permits)

Silestone worktop

Upgrade to Ceramic/Induction hobs

Coloured glass splashback with the option 2 or sleek inline range

Composite granite sink in black or grey

## Bathroom

Upgrade taps

Extend wall tiling to ½ or full height

Upgraded wall tile when ½ or full height selected

Mirror above basin when ½ height tiling selected

Soft close toilet seat

A choice of Chrome, Black and Anthracite heated towel rails available subject to design

## Electrical

Extra double socket with or without USB port in white or chrome

Extra TV point in white or Chrome.  
Fused spurs in White or Chrome

Alarm system

Weatherproof external socket

Additional shaver socket

Upgrade all sockets and switches from white to chrome

White or Chrome Downlighters to bathrooms and bedrooms (subject to Design)

Additional outside front light

## Wardrobes

A range of mirrored, hinged and sliding wardrobes available

## Flooring

Choices of various qualities and colours

Ceramic floor tiles (available to ground floor only)

## Home Office

A range of Office layouts in a choice of contemporary finishes, cabinetry and door & drawer front colours

A range of Products/Colours of roller/slatted blinds by Designer Contracts

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**Taylor**  
**Wimpey**