

**Taylor
Wimpey**

PHASE 1 STANDARD SPECIFICATIONS

MAIDENFIELDS

End of Aubrey Drive,
Sudbury, Suffolk, CO10 1PY

TELEPHONE

01787 322 090

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.

General	2	3	4
Double 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	✓	✓	✓
Doorbell	✓	✓	✓
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	✓	✓	✓
External features			
Turf to rear garden	✓	✓	✓
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	✓	✓	✓

Kitchen	2	3	4
'Symphony' kitchen units and laminate worktops with a choice from the standard range	✓	✓	
'Symphony' kitchen with a selection of doors, 40mm laminated worktops & upstands choices from our 'Option 2' range			✓
Soft closed doors/drawers	✓	✓	✓
1.5 bowl stainless steel sink with monobloc tap	✓	✓	✓
Stainless steel double oven in tall housing (where design permits) or built under single oven	✓	✓	✓
70cm stainless steel chimney hood			✓
60cm integrated hood with stainless steel splashback	✓	✓	
75cm stainless steel gas hob with glass splashback			✓
Space and plumbing for a washing machine, dishwasher (where space allows)	✓	✓	
Space for fridge/freezer	✓	✓	
Integrated washing machine, dishwasher and 70/30 fridge/freezer			✓
Under wall unit lighting	✓	✓	✓
Plinth lighting			✓
USB charge point to double socket	✓	✓	✓
LeMans corner carousel (where design permits)			✓
Tall pull-out larder (where design permits)			✓
Living room			
Multi-socket (power/Aerial/Satellite/BT) to be connected by the purchaser	✓	✓	✓
Bedroom			
TV & BT socket to master bedroom – to be connected by the purchaser	✓	✓	✓

Taylor Wimpey

PHASE 1 STANDARD SPECIFICATIONS

MAIDENFIELDS

End of Aubrey Drive,
Sudbury, Suffolk, CO10 1PY

TELEPHONE

01787 322 090

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.

Standard bathroom, en suite & cloakroom	2	3	4
White sanitaryware throughout with max 180 ltr bath	✓	✓	✓
Chrome mixer tap with restricted flow to wash hand basins in bathroom, cloakroom and en suite	✓	✓	✓
Thermostatic shower over bath with screen and bath filler to 1 bathroom properties – all with restricted flow	✓		
Bath filler and hand-held shower to bathroom with en suite – all with restricted flow	✓	✓	✓
Thermostatic shower to en suite	✓	✓	✓
Splashback tiling to wash hand basins to cloakroom, bathroom and en suite	✓	✓	✓
1 course tiling to bath without shower	✓	✓	✓
Full-height tiling to length and end of bath with shower (1 bathroom properties)	✓		
Full-height tiling to shower cubicle	✓	✓	✓
Batten mounted ceiling light to bathrooms	✓	✓	✓
Shaver socket to en suite or main bathroom (if no en suite)	✓	✓	✓



**Taylor
Wimpey**

PHASE 1 OPTIONAL UPGRADES

MAIDENFIELDS

End of Aubrey Drive,
Sudbury, Suffolk, CO10 1PY

TELEPHONE

01787 322 090

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available.

Options are correct at time of going to print, but are subject to plot size.

Kitchen	2	3	4
Various integrated options	✓	✓	
Single oven and microwave in tall housing (where design permits) if integrated kitchen selected	✓	✓	✓
Sleek inline upgrade	✓	✓	✓
Granite/Silestone worktop	✓	✓	✓
Upgrade to Ceramic/Induction hobs	✓	✓	✓
Coloured glass splashback	✓	✓	
Composite Granite sinks	✓	✓	✓

Bathroom	2	3	4
Upgrade taps	✓	✓	✓
Adjustable height thermostatic chrome shower over bath with glass screen	✓	✓	✓
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	✓	✓	✓
Chrome heated towel rails	✓	✓	✓

Electrical	2	3	4
Extra double socket with or without USB port in white or chrome	✓	✓	✓
Extra TV or BT point in white or chrome	✓	✓	✓
Alarm system	✓	✓	✓
Weatherproof external socket	✓	✓	✓
Additional shaver socket	✓	✓	✓
Upgrade all sockets and switches from white to chrome	✓	✓	✓
Rear light with P.I.R.	✓	✓	✓
Downlighters in accordance with Technical plans	✓	✓	✓

Wardrobes	2	3	4
A range of mirrored, hinged and sliding wardrobes available	✓	✓	✓

Flooring	2	3	4
Choices of various qualities and colours	✓	✓	✓
Ceramic floor tiles (available to ground floor only)	✓	✓	✓

