



# 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 grey composite 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 stainless steel 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. 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

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post-formed laminate worktops with matching upstand*	✓
Grey composite 1.5 bowl sink and tap or single bowl†	✓
Stainless steel single oven and built-in hob to Phase 3A	✓
Built-in double oven (single under-counter oven to 2 bedroom homes) on Phases 1 & 4	✓
Integrated hood	✓
4 burner gas hob	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom 1 (if indicated on service layout)	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
Waste Water Heat Recovery to Phase 3A†	✓

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

All of the specification listed is included in our houses as standard. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. 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.

# Specification of our houses

Finishing touches	
White emulsion to walls and ceilings	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Front and rear outside lights	✓
Outside tap to rear garden	✓
PV panels to Phase 3A (please contact your Sales Executive on plot specific location)	✓
Doorbell to Phases 1 & 4	✓
Triple glazing on Phase 3A	✓
Double glazing on Phases 1 & 4	✓
Security and safety	
Mains-operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) <sup>†</sup>	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



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