



SPECIFICATIONS
& OPTIONS



Ben Bailey
HOMES

A quick guide to our standard features and fittings.

Ben Bailey homes include a whole range of fabulous fixtures and fittings which are all included in the price.



Flooring

Tiled and carpeted flooring throughout.



Kitchen

British made quality 'Mackintosh' kitchen from Omega.



Tiling

Half wall-tiled bathrooms and en-suite.



Lighting

Ceiling downlights in bathroom and en-suite.



Appliances

Integrated appliances including dishwasher.



Garage / Parking

Many homes include a detached garage and spacious drive.



Garden

Turfed and fenced gardens.



Fibre Broadband

Full fibre enabled broadband.



EV Charging

3.5kW electric vehicle charger.

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1.0 Externals:



1.1 External Walls

Properties will be built of brick, colour dependent on site and housetype.

1.2 Roof

Interlocking Grey or Red roof tiles will be fitted to a timber trussed roof construction.

1.3 Rainwater Goods

Polypipe 125mm square gutters, and 65mm square down pipes will be installed.

1.4 Windows

Linear UPVC windows are finished externally in Cream (RAL 9001), White internally. The windows will be fitted with satin handles, operating on an espagnolette shoot bolt locking system.

1.5 Glazing

Sealed double glazed units will be fitted throughout, obscure glass to bathroom and other applicable windows will also be fitted.

1.6 Canopies

GRP canopies will be fitted to specific plots as indicated on external drawings.

1.7 External Doors

Solid core Anthracite (RAL 7016) doors (White internally) will be fitted to front & rear where applicable.

Features:

1. Multi-point locking.
2. Door viewer & chain to front door.
3. Letter box to front door.
4. Internal glazing beads.

1.8 French Doors & or Bi-fold doors

French Doors will be constructed in UPVC, fully glazed, colour Anthracite RAL 7016 externally and White internally. Bi-fold doors are to Penrose & Farnley housetypes only.

Features:

1. Multi-point locking.
2. Internal glazing beads.

1.9 Outside Lighting

External ambient up & down lighting provided to the front door & to the rear French or Bi-fold doors.

1.0 Externals:



1.10 Garage

A manually operated Garador (or similar approved) steel retractable garage door (RAL 7016) will be installed, with the option for client upgrade to a Cardale DC650 electric operator.

1.11 Driveway/Patio/Landscaping

Tarmac Bitumen will be laid to the private driveways and 50mm concrete pin kerbs to the perimeter 450 x 450mm (Charcoal). Textured paving flags will be laid to paths and patio areas enabling access around the property.

The front and back gardens will be turfed with plants and shrubs provided in line with planning requirements. Each property will have a 1.8m high single sided timber treated fence.

2.0 Internals:



2.1 Skirting & Architrave

Ground Floor

- 119mm MDF square section skirting will be fitted along with 69mm MDF square section architrave.
- All door casings will be constructed in MDF.

First Floor

- 119mm MDF square section skirting will be fitted along with 69mm MDF square section architrave.
- All door casings will be constructed in MDF.

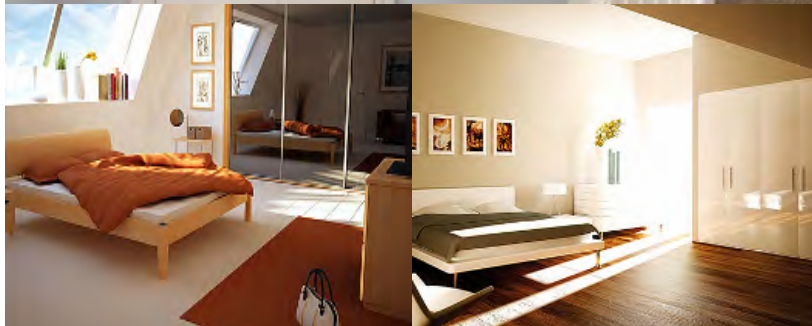
2.2 Staircase

Ground floor to first floor will feature strings & full newels, MDF treads and risers in white softwood, handrails with 41mm White stop chamfered spindles to finish your staircase.

Images shown will vary in design

2.3 Wardrobes (Upgrade option only)

We can supply a range of fitted wardrobes in a myriad of different styles/configurations from hinged or sliding design as an optional upgrade. A brochure and samples of carcass colours, handle option and finish, is available in our choices showroom on site. Ask your Sales Executive for more details.



2.0 Internals:



2.4 Internal Doors

White or Oak veneered door (upgrade option) from the Todd Doors range will be fitted throughout the property:

1. ISEO C4500 (White)
2. ISEO K4500 (Oak) - Upgrade

1. Features of the ISEO C4500 Standard Option

Deluxe primed MDF face over a medium weight semi-solid core with v-groove detail.

2. Features of the ISEO K4500 Upgrade Option

American White Oak veneer, factory finished in clear satin lacquer with colour matched v-groove detail. A captivating modern style to complement any home.

3. Ironmongery

A satin door handle will be fitted to each door throughout the home; with locks on bathroom, WC, & En-suite.

2.5 Decoration

Walls and ceilings will be roller finished in 2 coats of Crown RAL 9010 - Avante White.

Primed MDF skirting boards, architraves and window board will be finished with 2 under coats and 1 top coat of White paint.

The staircase finish will be White paint. White caulk will be installed around the top of all skirting boards and architraves.



3.0 Kitchen:



All homes feature a high quality, well designed kitchen from the Omega 'Mackintosh' range. The units come with an extensive choice of colours for carcass, door, extrusion/inset handles and worktops, to truly customise your kitchen. These fabulous kitchens also include splashback, LED under unit lighting, soft closing hinges, drawers and appliances. Please see below for the following list of standard kitchen appliances and accessories:

1. Zanussi integrated fridge freezer
2. Zanussi integrated dishwasher
3. Zanussi gas hob
4. Zanussi integrated cooker hood
5. Electrolux island hood *Farnley housetype only*
6. Zanussi built in oven
7. 1 1/2 undermount sink with drainer grooves
8. Mixer tap
9. 40mm Duropal laminate worktops will be fitted to the kitchen with 100mm upstand
10. Splashback fitted behind hob *Excludes Farnley housetype*

3.1 Standard Appliances

Zanussi Integrated Fridge Freezer

Thanks to this freezer's Low Frost technology, less frequent defrosting is needed than with standard systems. And with hardly any ice forming in between the shelves, defrosting and cleaning is quick and easy.

Zanussi Integrated Dishwasher

The Series 20 AirDry dishwasher automatically opens the door in the final part of the cycle, letting fresh air inside - performing three times better than our closed-door systems. Automatic drying, with no extra effort from you. Just unload when it suits your schedule.

Zanussi Gas Hob

Get quick, accurate cooking results with the Series 60 SpeedBurner gas hob. The burners are designed to directly heat the base of pots and pans. Saving up to 20% energy usage for boiling, frying or simmering.

Zanussi Integrated Cooker Hood

You can keep the air in your kitchen clean without compromising on space, thanks to the canopy hood from Zanussi. It installs directly into your overhead cabinet, taking up hardly any room. And because of its subtle design, it doesn't interfere with the style in your home.





Electrolux Island Hood

This advanced cooker hood features a powerful motor that whisks away cooking fumes quickly, so you can enjoy a cleaner atmosphere for cooking, eating and relaxing. Energy-efficient LEDs are ideal for sociable areas like the kitchen, where lighting is used frequently and for long periods of time. Bright, long-lasting and incredibly energy-efficient, they're an essential feature in modern homes.

Zanussi Built-in Oven

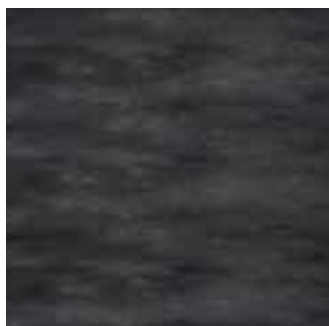
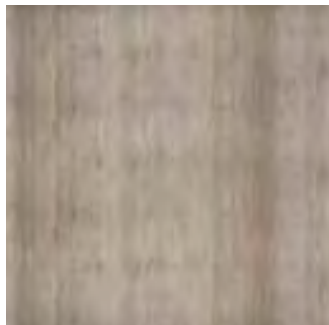
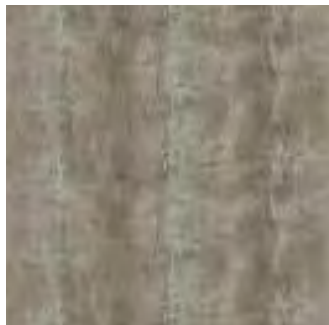
Boost your cooking space with this stainless steel built-in single oven from Zanussi. This 72-litre capacity and multifunctional model has lots of handy programmes for pizza, lasagne, or veg - you can easily choose the right temperatures every time. And you don't need to worry about cakes being raw in the middle, as the Even Cooking technology circulates hot air to reach every inch.



3.2 Upgraded Appliances

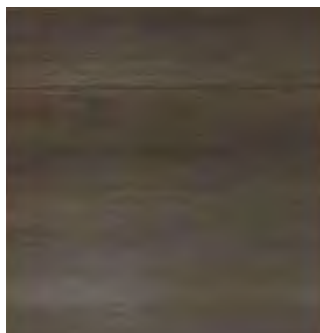
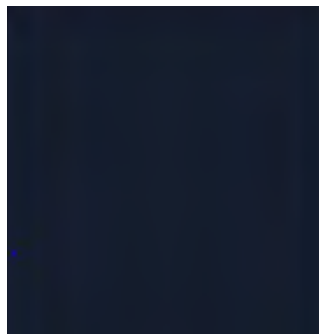
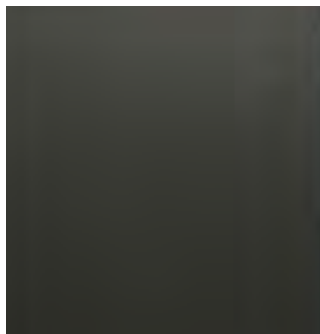
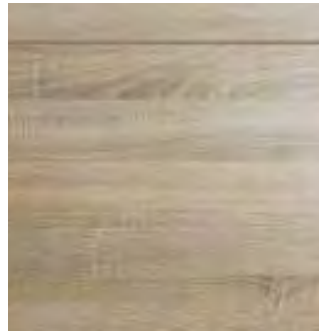
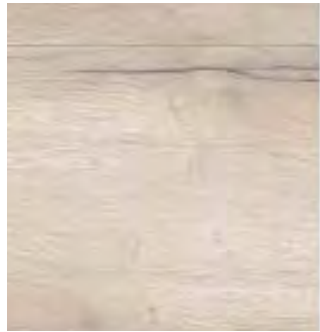
We know you like to add your own personal touch to your new home, that's why we offer a range of optional upgrades throughout.

- Wine Cooler
- Single Oven
- Combi Microwave Oven
- Washer
- Washer/Drier



3.3 Standard Worktops

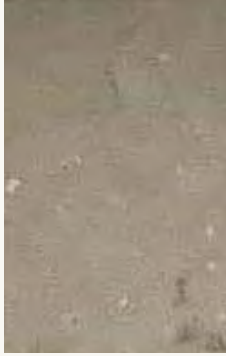
We have a beautiful range of high-quality Duropal laminate worktops to choose from in a variety of colours/designs, please see here for a brief overview of the colours available; a sample range will be available in our choices centre on site. Please see Sales Executive for details.



3.4 Unit Doors

A range of carefully selected door colour variants are available to complement your carcass and worktop choices making your dream kitchen come to life.

Here are just a few of the colour options available - samples will be on show in our Choices Centre on site, please speak to your Sales Executive for more information.



3.5 Upgraded Worktops

We can offer the opportunity to add an exquisite touch to your kitchen by way of 20mm Silestone worktops, these are durable, low maintenance and add a premium look to any kitchen.

4.0 Flooring



4.1 Carpets

100% Polypropylene, stain resistant, non-fading heavy domestic twist pile to be fitted as standard to the following areas:

1. Hallway
2. Lounge
3. Staircase
4. Landing
5. All Bedrooms
6. Study (Housetype dependent)

Samples available in our choices centre on site.



From the Storm Range

4.2 Floor Tiles - Ranges include: Infinity/Ethimo/Riga/Choice/Dolomite/Hardy/Storm

Our comprehensive range of high-quality ceramic floor tiles have been chosen specifically to complement your new home.



5.0 Bathroom, En-suite & Cloaks



The Bathroom, En-suite and Cloaks comprise the following modern features (please note sizing will vary from room to room).

Family Bathroom

- Instinct 6 shower enclosure with k-vit tray
- Instinct range sanitaryware
- Nuance shower & bath (with Helios bath panel) & power shower screen
- Chrome towel radiator

En-suite

- Instinct 6 shower enclosure with k-vit tray
- Instinct range sanitaryware
- Chrome towel radiator

Cloak Room

- Instinct range sanitaryware
- Henrad radiator

5.1 Wash Basin Taps

- Mono Basin Mixer chrome finish.





5.2 Bath

The Nuance bath is a smooth, acrylic, rectangular design perfect to optimise space in any bathroom. The finish of the bath is complemented by an integrated panel.

5.3 Bath Controls

Instinct bath/shower mixer is a chrome, wall mounted 2 or 3 way mixer, providing a modern design solution to running a bath or taking a shower.

5.4 Shower

The Nuance shower is a thermostatic shower valve with integrated diverter and rigid riser with single function shower head and shower handset finished in chrome.



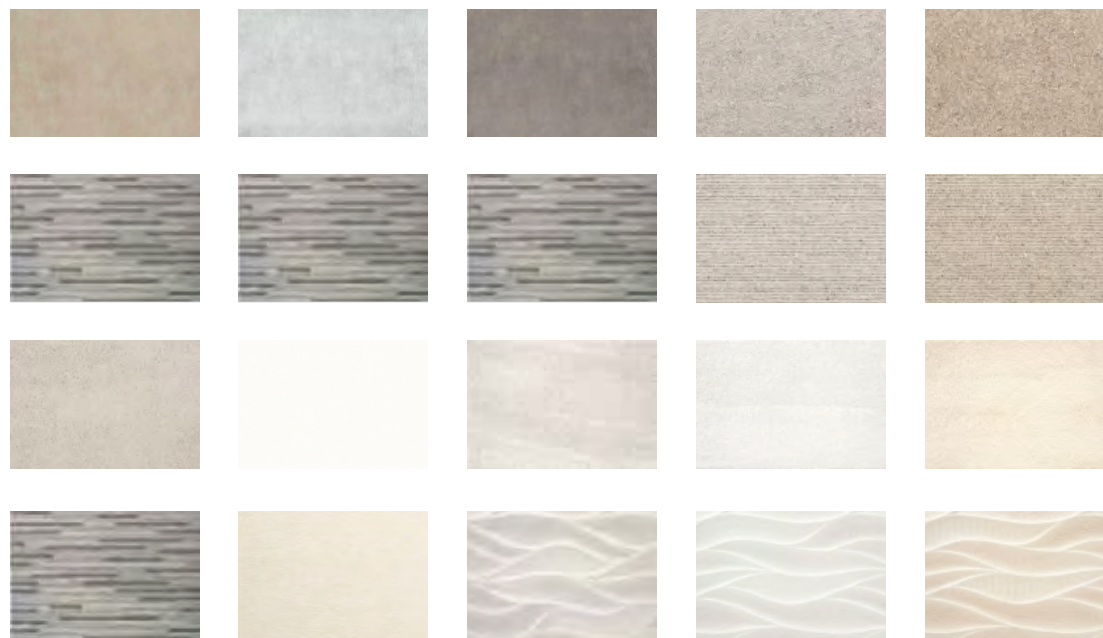


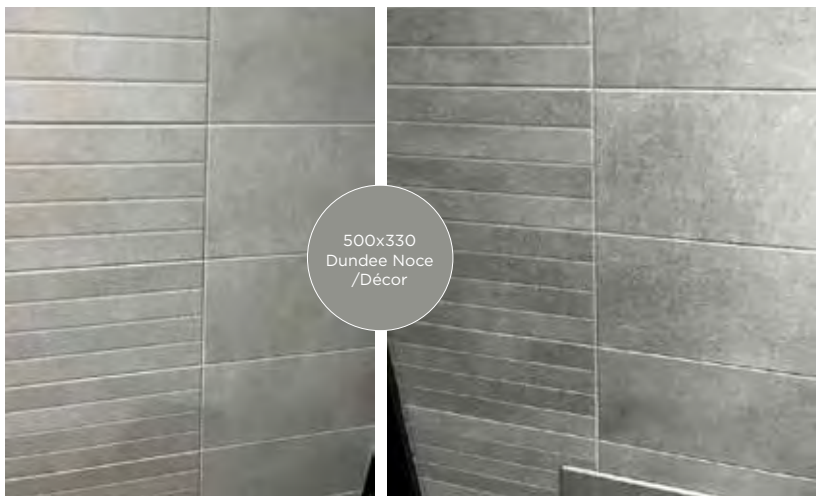
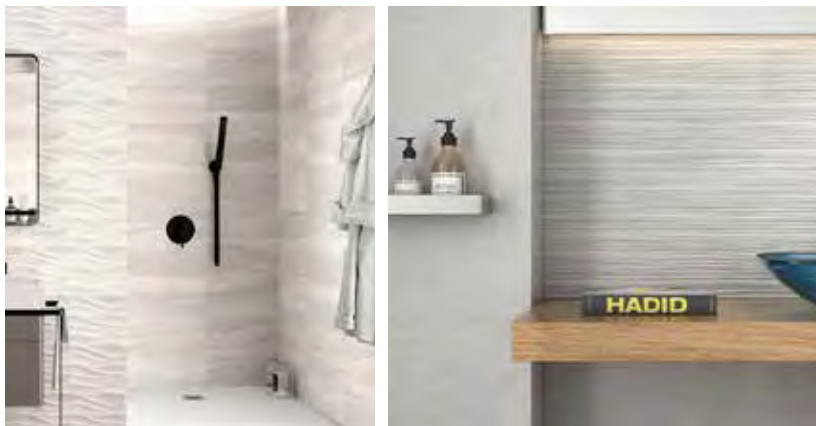
From the Ethimo Range

**5.5 Tiling Colour Choices -
Ranges: Ethimo/Storm/Windsor/Infinity/Choice/Nitid**

All bathrooms will be half tiled in high quality ceramic tiles (cloakroom to splashback area only) from our suppliers at Nick Firth of Sheffield. There is an option to fully tile the Bathroom and En-suite as an upgrade if you purchase your property at an early build stage. Please speak to the Sales Executive on site for more details and to view the tile samples in our choices centre.

Bathroom/En-suite/Cloaks Tile Colours





Bathroom/En-suite/Cloaks Tile Colours



6.0 Plumbing



6.1 Heating System

A gas fired central heating system will be fitted comprising an Ideal Logic ESP135 heat only boiler or an Ideal combination boiler. All radiators will be from the Henrad range. All homes feature a chrome towel radiator in the Bathroom & En-suite.

Radiators will have thermostatic radiator valves fitted (TRVs). These are self-regulating valves, which work by sensing the room temperature, adjusting accordingly and shutting off the when the desired temperature is reached. By fitting one to each radiator, you can easily control the temperature in each room (No TRV fitted in rooms with a thermostat).

6.2 Standard Thermostats

The house will have zoned heating which will be controlled by a Honeywell CM707 heating controller fitted at Ground Floor and First Floor level.



7.0 Electrical Installation



7.1 Electrical Installation

Ample provision is made for lighting and socket outlets throughout the property and TV aerial points to the lounge, kitchen/dining area, study and all bedrooms.

Ambient up/downlights will be fitted to external door points front and rear.

A Texecom Veritas security alarm will be fitted to all plots. A user manual will be made available on handover. Image shown is control pad.

Chrome LED downlights - upgrade downlights are fitted to:

1. Bathroom.
2. En-suite.

Where no provision is made for downlighting a drop pendant will be installed, alternatively downlights can be provided as an upgrade option in any chosen room (build stage dependent).

The kitchen will be equipped with all necessary power points for appliances and LED under unit & plinth lighting will be provided.

8.0 Services

8.1 Broadband

Full fibre enabled broadband connection will be provided to the property as standard. This gives the potential for 'superfast' broadband speeds.

9.0 EV Charger



9.1 EV Charging

3.5kw charging point provided to each home.

*This specification has been prepared to indicate the materials and fittings proposed to be used in the construction of the dwelling and associated works.

Due to our commitment for continuous improvement and subject to availability, Ben Bailey Homes Ltd reserve the right to change design, method of construction, materials and fittings included in the works as specified*

For your notes

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Ben Bailey Homes is part of the Conroy Brook Group