



Mill House Homes

Specification for 50/50a High Street – Tuddenham

as of 29th April 2024

Plot 1 - 3 Bed Detached – Parking - Available
Plot 2 - 3 Bed Detached – Parking - Reserved

Roof Tile

Sandtoft Neo Plus in Flanders, clay pantile

Insulation

Full fill 150mm cavity blown bead insulation
Roof Insulation - 400mm fibre wool

Windows

Mechanically jointed Residence 9 UPVC - 10 Year Warranty
Laminated glazing for sound insulation
Colour –7016 (Anthracite) outside White inside with chrome handles

Joinery

Internal window cills painted MDF satin white finish
Oak veneered MDF moulded architrave and skirting
Doors – Oak Engineered solid core including wardrobes with open grain lacquered finish
Door linings, door stop and architrave in oak veneer finish to match doors
Ball bearing hinges 3 per door
Magnetic lock and latch system removes need for strike plates

Stairs

Varnished light Oak handrail
Satin White painted Softwood staircase with MDF treads and risers
Straight cut spindles painted satin white

Kitchen & Utility

Colour and style as chosen by buyer within allocated price band
Built-in ovens
Induction hob
Extractor
American style Fridge Freezer with water and ice dispenser
Integrated Dishwasher
Space for Washing Machine
1 ½ bowl sink with mixer in kitchen
Single bowl in Utility

Bathrooms

- Grohe mixers
- Concealed cisterns with dual push button faceplates
- Wall hung units
- Soft closing toilet seats
- Thermostatic mixers for showers
- Towel rail with electronic thermostatic control (electric so can be used in summer)
- Low level resin shower trays will be almost flush with floor finish

Heating & Plumbing

- Air Source Heat Pump
- Wet under floor heating on ground floor
- Radiators on first floor
- Programmable room stats in every room including bathrooms (though on outside of room)
- Un-vented mains pressure hot water tank

Wall Tiling

- Half tiled in bathrooms, full height in showers or above baths
- Boxings and behind basin tiled in wc
- Customer choice of tiles up to £50 p/m²
- Border and feature tiles at customers cost

Floor coverings

- Floors tiled in kitchen area
- Customer choice of tiles up to £50 p/m²
- Vinyl tile / plank flooring in bathroom and ensuite

Electrics

- White moulded face plates (MK Logic Series)
- Low energy and LED lighting throughout
- Front light with PIR sensor for porch lighting
- Rear light by bi-fold doors
- Silent extractor fans in bathrooms

Drains/guttering

- Seamless Aluminium guttering in RAL 7016 (Anthracite)
- Rainwater to soakaways
- Drains connected to mains sewer

External works

- Block paved front path and driveway in rumbled setts
- Front garden turfed
- Rear garden levelled and seeded
- Rear patio of porcelain slabs and side access path
- Outside tap