BELLA WOOD VIEW

Goldthorpe

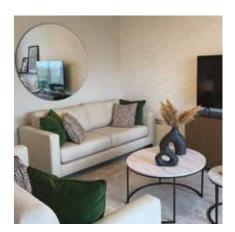
Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Personalise** range of extras available.

KITCHEN Choose from a selection of custom designed kitchens with laminate worktops* Upstands to worktops Kitchen units with soft closers and bookcase in kitchen island (selected homes only) Stainless steel 1½ bowl sink Single lever mixer taps Integrated double electric oven with five ring gas hob and glass splashback $^{\!\dagger}$ Glass/stainless steel chimney hood Pelmet lights Integrated fridge-freezer Chrome LED downlights Chrome effect sockets & USB points BATHROOMS AND EN SUITE(S) White bathroom suite with shower over bath# Fitted glass screen above bath where no separate shower enclosure within the same bathroom. Some housetypes feature White porcelain washbasin with chrome mixer tap and pop-up waste Vanity unit to family bathroom and en-suite Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles Heated chrome towel rail with summer setting Polished edge mirror Chrome LED downlights Glass shelving with lighting behind bath[†] **INSIDE YOUR HOME** Gas-fired boiler heating system Compact radiators Mains powered smoke detectors Contemporary V groove skirting boards Internal woodwork painted brilliant white gloss – ash handrails to stairs Oak foil internal doors with polished chrome door furniture

Whole house ventilation system







3 bedroom
The Hollinwood
The Midford

Skylight windows White UPVC windows and French doors with double-glazed units Pollshed chrome front door furniture Outside tap Turf, shrubbery and fencing to front and rear gardens where applicable SECURITY Intruder alarm Exterior lights to front and rear 1.8 metre timber fencing to garden between houses Multi-point locking system to front and French doors GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area USB charging points	_	-	-	സ	
White UPVC windows and French doors with double-glazed units Polished chrome front door furniture Outside tap Turf, shrubbery and fencing to front and rear gardens where applicable SECURITY Intruder alarm Exterior lights to front and rear 1.8 metre timber fencing to garden between houses Multi-point locking system to front and French doors GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					OUTSIDE YOUR HOME
Polished chrome front door furniture Outside tap Turf, shrubbery and fencing to front and rear gardens where applicable SECURITY Intruder alarm Exterior lights to front and rear 1.8 metre timber fencing to garden between houses Multi-point locking system to front and French doors GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area	•		•		Skylight windows
Outside tap Turf, shrubbery and fencing to front and rear gardens where applicable SECURITY Intruder alarm Exterior lights to front and rear 1.8 metre timber fencing to garden between houses Multi-point locking system to front and French doors GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					White UPVC windows and French doors with double-glazed units
Turf, shrubbery and fencing to front and rear gardens where applicable SECURITY Intruder alarm Exterior lights to front and rear 1.8 metre timber fencing to garden between houses Multi-point locking system to front and French doors GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					Polished chrome front door furniture
SECURITY Intruder alarm Exterior lights to front and rear 1.8 metre timber fencing to garden between houses Multi-point locking system to front and French doors GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					Outside tap
Intruder alarm Exterior lights to front and rear 1.8 metre timber fencing to garden between houses Multi-point locking system to front and French doors GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					Turf, shrubbery and fencing to front and rear gardens where applicable
Exterior lights to front and rear 1.8 metre timber fencing to garden between houses Multi-point locking system to front and French doors GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area				,	SECURITY
1.8 metre timber fencing to garden between houses Multi-point locking system to front and French doors GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					Intruder alarm
Multi-point locking system to front and French doors GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					Exterior lights to front and rear
GENERAL Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					1.8 metre timber fencing to garden between houses
Chrome effect sockets and switch faceplates featured downstairs White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area	•				Multi-point locking system to front and French doors
White plastic sockets and switch faceplates elsewhere Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area				-	GENERAL
Energy-efficient LED lighting White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					Chrome effect sockets and switch faceplates featured downstairs
White matt emulsion to walls and ceilings All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					White plastic sockets and switch faceplates elsewhere
All the below come as part of our integrated multimedia points: Telephone points provided in living room Multimedia points in living room, master bedroom and family area					Energy-efficient LED lighting
Telephone points provided in living room Multimedia points in living room, master bedroom and family area • • •	•				White matt emulsion to walls and ceilings
Multimedia points in living room, master bedroom and family area • • •					All the below come as part of our integrated multimedia points:
	•		•		Telephone points provided in living room
USB charging points • • •					Multimedia points in living room, master bedroom and family area
					USB charging points

^{*} Subject to stage of construction

[†] Selected features are included where housetype size allows

[#] In some cases, shower over bath is hand held

BELLA WOOD VIEW

Goldthorpe

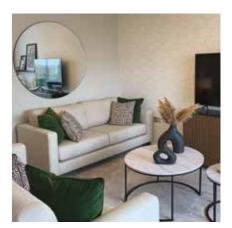
Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.

KITCHEN

•	Symphony Koncept range kitchen with laminate worktop
	Stainless steel sink and drainer (single bowl) with chrome mixer tap
	Indesit hob (60cm) with Indesit built-in single oven, with stainless steel splashback and integrated silver hood
	White pendant light holder
	Fridge/freezer space
	Space for integrated dishwasher with plumbing and electrics
	Space for washing machine with plumbing and electrics in utility
	BATHROOMS AND EN SUITE(S)
	Ideal Standard contemporary white Tempo sanitaryware
	Ideal Standard close coupled WC to cloakroom
	Ideal Standard low profile shower tray with glass enclosure in ensuite
	Handheld hair wash attachment in bathroom
	Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)
	White batten light holder
	doors and windows
	Front door with multi-point security locking system and security chain
	PVCu double glazing to windows
	Double glazed PVCu French doors
	Skylight windows
	Internal ladder door style pre-primed with Brass Satin finish handles
	Paving outside French/bifold door and path to garage personnel door (where applicable)







GENERAL

	White painted walls and smooth white ceilings
	TV point to lounge and family room (where applicable)
	Master telephone socket to lounge and study (where applicable)
•	Ideal combi-boiler with Honeywell heating control and room thermostat(s)
	Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)
	Contemporary lantern to front door and wiring only to the rear door
	Mains wired smoke detectors with battery back-up
	Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor
	Power and lighting to garage (where in curtilage of the plot)
	Enclosed fenced rear garden, and garden gate (where applicable)
	NHBC Buildmark cover
	First two years' customer service support from Countryside Homes