



ROCKLIFFE

HOMES

ROCKLIFFE HOMES LTD

HALLGATE FIELDS, PILSLEY

SALES SPECIFICATION – “THE MAGNOLIA

JULY 2020



- ✓ Included
- ✗ Not included
- + Optional extra

INTERNAL SPECIFICATION

• Walls & Ceilings

All walls off white - bathroom(s) to be white	✓	<input type="checkbox"/>
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• Joinery

All joinery to be painted white	✓	<input type="checkbox"/>
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• General Floor Finishes

Carpets standard range throughout except kitchen/dining area (choices available)	+	<input type="checkbox"/>
Upgraded carpets and upgraded underlay except kitchen/dining area	+	<input type="checkbox"/>
Wood/laminate flooring	+	<input type="checkbox"/>
Vinyl flooring to kitchen/dining area (choices available)	+	<input type="checkbox"/>
Ceramic flooring to kitchen/dining area	+	<input type="checkbox"/>
Vinyl flooring to wetroom (choices available)	+	<input type="checkbox"/>
Ceramic flooring to wetroom	+	<input type="checkbox"/>

KITCHENS

• Kitchen Units

Selection of kitchen range from sales office (style and colour choice available)	✓	<input type="checkbox"/>
Upgraded kitchen range from sales office (style and colour choice available)	+	<input type="checkbox"/>
Selection of laminate work surfaces from sales office	✓	<input type="checkbox"/>
Selection of quartz work surfaces from sales office	+	<input type="checkbox"/>
Worktop upstands to match	✓	<input type="checkbox"/>

• Appliances (see layout to determine if applicable)

Stainless steel single fan electric under counter oven	✓	<input type="checkbox"/>
Stainless steel single fan electric – high level in tall oven housing	+	<input type="checkbox"/>
Stainless steel double fan electric under counter oven	+	<input type="checkbox"/>
Stainless steel double fan electric – high level in tall oven housing	+	<input type="checkbox"/>
Stainless steel gas hob with cast iron pan supports	✓	<input type="checkbox"/>
Electrical induction hob	+	<input type="checkbox"/>
Stainless steel chimney hood	✓	<input type="checkbox"/>
Stainless steel splashback to hob	✓	<input type="checkbox"/>
Space, electric point for freestanding fridge freezer	✓	<input type="checkbox"/>
Fridge freezer 70/30 split integrated	+	<input type="checkbox"/>
Space, electric point and plumbing for freestanding dishwasher	✓	<input type="checkbox"/>
Dishwasher integrated	+	<input type="checkbox"/>
Stainless steel splashback to hob	✓	<input type="checkbox"/>
Space, electric point and plumbing for freestanding washing machine	✓	<input type="checkbox"/>
Washing machine integrated	+	<input type="checkbox"/>
Washer / dryer integrated	+	<input type="checkbox"/>

• Sinks and Tops

One and half bowl stainless steel sink plus Monobloc mixer tap	✓	<input type="checkbox"/>
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WETROOM

• Wetroom

White close coupled wc	✓	<input type="checkbox"/>
White pedestal whb	✓	<input type="checkbox"/>
Thermostatic shower	✓	<input type="checkbox"/>
Shower tray, screen and doors	✓	<input type="checkbox"/>
Chrome taps	✓	<input type="checkbox"/>
Ceramic wall tiles full height to shower enclosure, splashback to basin	✓	<input type="checkbox"/>
Fully tiled walls to ensuite	+	<input type="checkbox"/>

ELECTRICAL & PLUMBING/HEATING

• Electrics

TV aerial point in living room	✓	<input type="checkbox"/>
TV aerial point in master bedroom	✓	<input type="checkbox"/>
TV aerial point in bedroom 2	+	<input type="checkbox"/>
Digital co-axial cable to roof space	✓	<input type="checkbox"/>
BT point in living room (or other suitable location on the GF)	✓	<input type="checkbox"/>
BT point in kitchen/dining	+	<input type="checkbox"/>
BT point in master bedroom	+	<input type="checkbox"/>
USB double power point in lounge	+	<input type="checkbox"/>
USB double power point in kitchen	+	<input type="checkbox"/>
USB double power point in master bedroom	+	<input type="checkbox"/>
Chrome sockets and switches (entire house)	+	<input type="checkbox"/>
Shaver Socket in wetroom	✓	<input type="checkbox"/>
Burglar alarm wire only	+	<input type="checkbox"/>
Burglar alarm system	+	<input type="checkbox"/>
Lantern with PIR to front door	✓	<input type="checkbox"/>
Lantern with PIR to rear casement doors	✓	<input type="checkbox"/>
Doorbell and chimes to front door only	✓	<input type="checkbox"/>
Smoke/heat/carbon monoxide detectors as floor plan	✓	<input type="checkbox"/>
Energy saving light fittings	✓	<input type="checkbox"/>
Down lighters to kitchen and wetroom	✓	<input type="checkbox"/>



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• Heating

Gas fired central heating system with radiators	✓	<input type="checkbox"/>
Thermostatic radiator valves to all specified rooms	✓	<input type="checkbox"/>
Gas fired combi boiler	✓	<input type="checkbox"/>
Electronic programmer	✓	<input type="checkbox"/>

• Plumbing

External cold-water tap	✓	<input type="checkbox"/>
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EXTERNAL FINISHES

• House

Double glazed white UPVC windows, lockable except fire escape units	✓	<input type="checkbox"/>
Double glazed white UPVC casement doors with multi point locking	✓	<input type="checkbox"/>
Double glazed composite dark grey front door	✓	<input type="checkbox"/>
Chrome finish ironmongery to external doors	✓	<input type="checkbox"/>
UPVC fascia and soffit	✓	<input type="checkbox"/>
UPVC barge boards	✓	<input type="checkbox"/>
UPVC gutter	✓	<input type="checkbox"/>

• Gardens

Side timber gate with latch and bolt	✓	<input type="checkbox"/>
Turf to front garden	✓	<input type="checkbox"/>
Turf to rear garden	+	<input type="checkbox"/>
Concrete shed base	+	<input type="checkbox"/>

• Pavings

Paving slabs to paths and patio	✓	<input type="checkbox"/>
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• Drives

Block paving drives with block paving edgings	✓	<input type="checkbox"/>
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PURCHASERS EXTRAS

• House

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• Gardens

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