

10th December 2012

**A & M WEBB**

**SERIAL NUMBER: 12OM222245**  
**SPECIFICATION ONLY**

2012 Image 2 Bedroom  
12.192m x 6.012m (40' x 20')

**Layout as Floor plan 22 12 0285**

**STRUCTURE**

Pitched tiled roof as standard, **ADD** Loft Access. Box bay windows as floor plan (boxed up from floor level to soffits in Granite 'Duo Royale' Khaki feature front door with 3 off glazed panels to White exterior door to kitchen  
White PVCu double glazed windows  
Semi Vaulted ceilings to lobby, lounge, kitchen and dining area  
2 off 'borrowed light' windows between lounge and dining area only  
**Reduce** home by 2' making overall size 38' x 20' **Allowance**  
2 off Exterior 'up and down' lights as floor plan  
Polished Chrome interior/exterior door furniture as standard  
**ADD** Chrome sockets and switches throughout in lieu of White sockets and switches  
**ADD** additional box bay window to dining area and bedroom 1  
**ADD** Exterior tap  
**ADD** Exterior meter box  
Windemere Classic 53 felt backed carpet throughout the home.  
Lifestyle Pavillion Smoked Oak vinyl to kitchen, bathroom and en  
**ADD** 2 off Velux roof lights to lounge  
**ADD** High & Low Level HDMI points, Satellite point & Wall strengthening to Lounge  
Natural gas central heating as standard

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**LOUNGE**

Fully lined curtains and 'D' shaped tie backs in Pavillion Viganello Chartreuse 02 fabric. Brushed Steel hooks. Brushed Steel curtain poles with finials

'Hudson' style suite (2 off 2 seater sofas) in Bill Beaumont Haze Chalk fabric with 2 off scatters in Pazello Chartreuse 02 and 2 off Viganello Chartreuse 02 fabric

Be Modern - Kansas fire suite in American Walnut with Chrome Caxton Countryman coffee table

**DINING AREA**

Fully lined curtains and 'D' shaped tie backs in Pavillion Savosa Chartreuse 02 fabric. Brushed Steel hooks. Brushed Steel curtain poles with finials

Caxton Countryman CK718 butterfly table with 4 off CK723 slatted back chairs with Viganello Chartreuse 02 fabric chair covers and table runner

**KITCHEN**

Silver Grey carcass with Mocha 'Shaker' style doors and drawer fronts. Axiom Ebony Block worktop and upstand. Stainless steel single bowl sink with monobloc tap. 'Light Ivory' glass splashback Integrated fridge / freezer (50-50 split) as standard

Integrated washer / dryer in lieu of integrated washing machine as standard

Integrated dishwasher as standard

Eye level stainless steel electric fan oven

Stainless Steel Natural gas hob with Stainless Steel and curved glass extractor hood

Lined Roman blind in Pavillion Savosa Chartreuse 02 fabric

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**BEDROOM 1**

Fitted furniture (as floor plan) with Silver Grey carcass with Tobacco Walnut doors, drawer fronts and worktop (where applicable). 500 x 900 Silver coloured framed mirror

Double bed with wall mounted headboard in Pavillion Savosa 01 Silver fabric

Plain white duvet set with bed runner in Pavillion Savosa 01 Silver 2 off scatter cushions in Pavillion Viganello 01 Silver fabric plus 2 off scatter cushions in Pavillion Melano 06 Lavender fabric

Inset Roman blind in Pavillion Melano 06 Lavender fabric plus fully lined curtains and 'D' shaped tie backs in Pavillion Melano 01 Silver fabric. Brushed Steel hooks. Brushed Steel curtain pole with finials

**BEDROOM 2**

Fitted furniture (as floor plan) with Silver Grey carcass with Tobacco Walnut doors, drawer fronts and worktop (where applicable). 500 x 900 Silver coloured framed mirror

Double bed with wall mounted headboard in Pavillion Savosa Lavender 06 fabric

Plain white duvet set with bed runner in Pavillion Savosa Lavender 06 fabric

2 off scatter cushions in Pavillion Pazello Silver 02 fabric plus 2 off scatter cushions in Pavillion Melano 06 Lavender fabric

Inset Roman blinds (to all windows) in Pavillion Savosa Lavender 06 fabric plus fully lined curtains and 'D' shaped tie backs (to box bay window) in Pavillion Melano Lavender 06 fabric. Brushed Steel hooks. Brushed Steel curtain pole with finials

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**BATHROOM**

White straight bath and panel with deck mounted bath filler tap.  
White wall hung basin with monoblock mixer tap and 'floating' vanity unit (Silver Grey carcass with Tobacco Walnut drawer fronts).  
'Square' close coupled WC with white seat. Half tiled walls in Porcelanosa Qatar tiles. Wall mounted extractor fan and toilet roll  
500 x 900 mirror in Silver coloured frame above sink  
Chrome heated towel radiator  
Lined Roman blind in Pavillion Savosa 06 Lavender fabric

**EN SUITE SHOWER ROOM**

1400 x 800 Walk in shower with low level tray. Chrome Deva Combi shower mixer and fittings. White wall hung basin with monoblock mixer tap and 'floating' vanity unit (Silver Grey carcass with Tobacco Walnut drawer fronts). 'Square' close coupled WC with white seat.  
Half tiled walls in Porcelanosa Qatar tiles (shower cubicle fully tiled).  
500 x 900 mirror in Silver coloured frame above sink  
Chrome heated towel radiator  
Lined Roman blind in Pavillion Savosa 01 Silver fabric

Rasch wallpaper 766430 throughout. Rasch wallpaper 776065 to feature walls (behind headboards) to bedroom 1 and bedroom 2

**Exterior walls ALMOND STUCCO WITH KHAKI CANEXEL CLADDING**

**Roof tiles CHARCOAL GREY**

**Rainwater goods WHITE**

**Remainder of home standard Oulton Regency 2011 specification**