

MEASURE US UP

the **BEAL** difference

Fruit Market Specification

Interior Design Options

- Private Appointment at Selection Studio
- Floor plan layout options
- Bespoke kitchen design service
- Choice from selected Dulux wall paint colours
- Extensive selection of Porcelanosa ceramic wall & floor tiles available

Technology

- KC Lightstream fibre connectivity
- Data/telephone points to Lounge and Bedroom 1

Safety & Security

- Security Alarm
- Hi-security multi-point door locking system to front entrance
- External light fitting to front entrance
- Enclosed rear gardens with fencing or walls as specified on site layout plan
- Security locks to opening windows
- Smoke Alarm

Kitchen

- Extensive selection of contemporary and traditional doors and worktops
- Integrated Neff oven
- Neff induction hob
- Neff extractor
- Integrated Neff fridge with Ice-box
- Integrated washer/dryer

Electrical

- Vanity light fitted above Bathroom/En-suite hand basins
- Brushed chrome switches and sockets

Plumbing & Heating

- Dual-zoned heating system with separate thermostat
- Pressurised gas central heating system
- Chrome towel rails to washrooms
- Individual thermostatic valves to all radiators (except Hallway/Bedroom 1)
- Energy “Smart Meter”
- Hansgrohe taps & shower
- Wall mounted toilet and basin vanity unit to Bathrooms
- Basin vanity unit to Cloakroom
- Soft close toilet seat and lid
- Thermostatically controlled shower over bath (Main Bathroom) or separate cubicle in En-suite
- External tap

General

- Carpet flooring to Bedrooms/Stairs/Landing/Lounge
- Ceramic floor tiling to Kitchen
- Ceramic floor tiling to Bathroom/En-suite
- Ceramic floor tiling to Cloakroom
- Full height ceramic wall tiling to Bathroom/En-suite
- Half height ceramic wall tiling to Cloakroom
- Staircase includes polished oak handrail and white painted spindles
- Contemporary chrome handles fitted to internal doors
- Wardrobe to Bedroom 1