

# Measure us up

Included in the price of a Beal Home as standard:

Technology	First Step Range	Aspire Range	Legacy Range
Telephone, data & TV points included	•	•	•
PV Panels (quantity & position will vary plot by plot) (plots 138-188)	•	•	•
Waste water heat recovery (plots 138-188)	•	•	•
<b>Safety &amp; Security</b>			
Hi-security multi-point door locking system to front entrance	•	•	•
External light fitting to front entrance	•	•	•
6ft privacy fencing to rear gardens	•	•	•
Smoke & carbon monoxide alarm	•	•	•
Security alarm		•	•
Security locks to windows (where applicable)	•	•	•
<b>Kitchen</b>			
Laminate worktops	•	•	•
Smeg oven / 60cm gas hob / 60 cm extractor	•	•	
Smeg oven / 60cm induction hob / 90 cm extractor			•
Tectonite sink	•	•	•
Integrated Smeg fridge with ice box		•	
Smeg 70/30 frost free fridge freezer			•
Neff integrated dishwasher			•
<b>Electrical</b>			
Chrome downlights (where applicable)		•	•
White downlights (where applicable)	•		
Brushed chrome switches & sockets			•
External weatherproof double socket	•	•	•
<b>Plumbing &amp; Heating</b>			
Dual-zoned heating system with separate thermostat	•	•	•
Combination boiler system (Cylinder to Canterbury & Runswick)	•	•	•
Wood burning stove with oak beam and slate hearth (Runswick & Canterbury only)			
White towel rails to washrooms		•	•
Thermostatically controlled shower over bath (where applicable)	•	•	•
Villeroy & Boch sanitary ware		•	•
External tap	•	•	•
Thermostatic valves fitted to upstairs radiators (except bedroom 1 / bathroom / en-suites)	•	•	•
Thermostatic valves fitted to downstairs radiators (except hallway / cloakroom)	•	•	•
<b>General</b>			
Carpet flooring	•	•	•
Laminate flooring to kitchen / dining	•	•	•
Floor tiling to washrooms	•	•	•
Electric sockets and light(s) in garage (where applicable)	•	•	•
Bi-fold doors	•	•	•
Turfed & landscaped front garden	•	•	•
Turfed rear garden with 100mm border & gate	•	•	•
Oak Handrail and white painted spindles to staircase			•
White Handrail and white painted spindles to staircase	•	•	
Painted garage walls & floors (where applicable)		•	•
Roller style garage doors (where applicable)		•	•

**West Hill II**  
KIRK ELLA



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, and shown as a two-dimensional drawing which therefore does not show land contours and gradients, retaining walls, boundary treatments, landscaping or local authority street lighting. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract, or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Affordable housing locations are indicative and subject to change, and the tenure mix of the development is subject to change. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor. MUU/WH/2025\_V1

**BEAL HOMES**  
*Designed by you*