

# Measure us up

Included in the price of a Beal Home as standard:

West Hill II  
KIRK ELLA

Interior Design Options	Technology	Safety & Security	Kitchen	Electrical	Plumbing & Heating	General	Energy Efficiency Ratings
Private appointment at the Design Lounge							Very energy efficient - lower running costs
Floor plan layout options							A 92+
Bespoke kitchen design service	Extensive selection of tiles available - please refer to your sales executive for the tiled areas						B 81-91
Telephone, data & TV points included (please refer to sales executive for specific details)	PV Panels (Quantity & position will vary plot by plot applicable to plots 138-188 (please refer to your sales executive for further information)						C 69-80
Waste water heat recovery (applicable to plots 138-188)	Hi-security multi-point door locking system to front entrance	External light fitting to front entrance					D 55-68
	6ft privacy fencing to rear gardens	Gate to rear garden					E 39-54
	Security alarm	Security locks to windows (where applicable)					F 21-38
	Contemporary chrome handles fitted to all doors and windows						G 1-20
	Smoke alarm & carbon monoxide detector						
	Extensive selection of contemporary and traditional doors and laminate worktops						
	Neff oven and 60cm gas hob with 60cm extractor						
	Neff oven and 60cm induction hob with 90cm extractor						
	Integrated Neff fridge with ice-box						
	70/30 frost freeridge freezer						
	Neff integrated dishwasher						
	Range of teatone sinks						
	Chrome downlights to bathroom / en-suite / cloakroom / kitchen & utility						
	White downlights to bathroom, cloakroom and kitchen						
	Brushed chrome switches and sockets						
	External weatherproof double socket						
	Dual-zoned heating system with separate thermostat						
	Combination boiler system (Cylinders in The Canterbury & Runswick)						
	White towel rails to washrooms						
	Soft-close toilet seats						
	Thermostatically controlled shower over bath (family bathroom) or separate cubicle in en-suite						
	Villeroy & Boch sanitary ware						
	Wood burning stove with oak beam and slate hearth						
	External tap						
	Thermostatic valves fitted to all radiators (except hallway / bedroom 1 / bathroom / en-suite / cloakroom)						
	Carpet flooring to all rooms (except washrooms / kitchen / utility)						
	Laminate flooring to kitchen / dining areas						
	Floor tiling to bathroom / en-suite / cloakroom						
	Electric sockets and light(s) in garage (where applicable)						
	Bifold doors (please refer to your sales executive for further details)						
	Turfed front garden						
	Staircase includes oak handrail and white painted spindles						
	Garage floor and internal walls painted (where applicable)						

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. MUR/WHII/01/2024



Protection for new-build home buyers



**BEAL HOMES**

*Designed by you*