

PHASE 3 - PLOTS 98 -173

Included in the price of a Beal Home as standard:

	Interior Design Options				Technology	Safety & Security				Kitchen				Electrical				Plumbing & Heating				General								Energy Efficiency Ratings																
	Private appointment at the Design Lounge	Floor plan layout options	Bespoke kitchen design service	Extensive selection of wall tiles available – please refer to your sales executive for the tiled areas	Sky dish and a digital TV & radio aerial	Telephone points to lounge, bedroom 1, and study (where applicable)	Data / TV points to lounge and bedroom 1	Hi-security multi-point door locking system to front entrance	External light fitting to front entrance	6ft privacy fencing to rear gardens	Gate to rear garden	Security alarm	Security locks to windows (where applicable)	Contemporary chrome handles fitted to all doors and windows	Smoke alarm	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	Range of Tectonite sinks	Integrated Neff fridge with ice-box	Neff integrated dishwasher	Chrome downlights to bathroom / en-suite / cloakroom / kitchen & utility	White downlights to bathroom, cloakroom and kitchen	Shower socket above bathroom / en-suite hand basins	Brushed chrome switches and sockets	Dual-zoned heating system with separate thermostat	Combination boiler system	White towel rails to washrooms	Soft-close toilet seats	Thermostatically controlled shower over bath (family bathroom), and in en-suite (where applicable)	Villeroy & Boch sanitary ware	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)	Bi-fold doors (please refer to your sales executive for further details)	Electric fire and surround included	Turfed front garden	Turfed rear garden (up to 150m² and with 100mm border)	Contemporary coving included to hallway, lounge, landing and bedroom 1	Staircase includes oak handrail and white painted spindles	Roller style garage doors	Garage floor and internal walls painted (where applicable)	Very energy efficient - lower running costs A92+ B81-91 69-80C 55-68D 39-54E 21-38F 1-20G England & Wales EU Directive 2010/31/EU - The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.
Legacy Range																																														
The Haxby V2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B		
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BEAL HOMES

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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 Materials 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor. MUU/TG/2022