

# THE WISTERIA

4 Bedroom Home



Artist's Impression

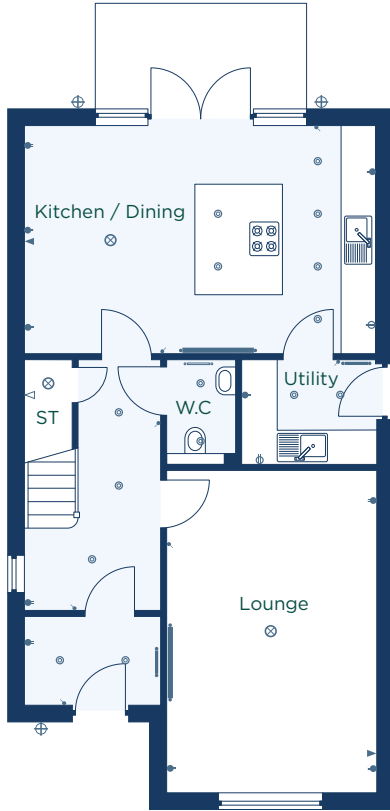
A charming four bedroom detached home with detached garage.

Plots: 32 & 77

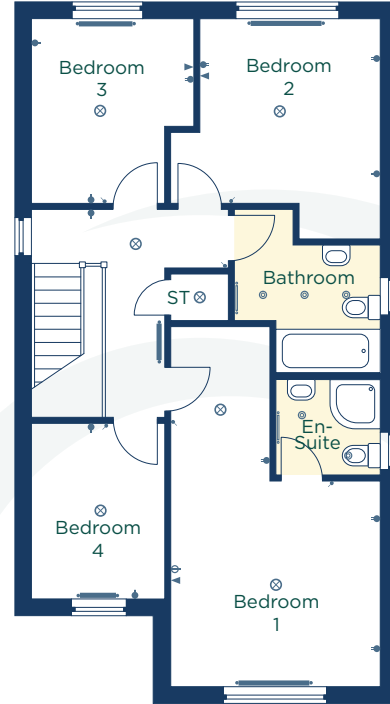
# THE WISTERIA

4 Bedroom Home

Ground Floor



First Floor



**Kitchen / Dining**  
6000 x 3900    19'8" x 12'10"

**Lounge**  
3600 x 5500    11'10" x 18'1"

**Utility**  
2300 x 1800    7'7" x 5'11"

**W.C**  
1200 x 1800    3'11" x 5'11"

**Bedroom 1**  
3600 x 6150    11'10" x 20'2"

**En-Suite**  
1800 x 1650    5'11" x 5'5"

**Bedroom 2**  
3100 x 3750    10'2" x 12'4"

**Bedroom 3**  
2800 x 3150    9'2" x 10'4"

**Bedroom 4**  
2300 x 3000    7'7" x 9'10"

**Bathroom**  
2500 x 2200    8'2" x 7'3"

 Vinyl flooring     Laminate flooring

 Low level socket

 High level socket

 Pendant light

 External light

 Fluorescent light

 Spotlight

 Light switch

 TV point

 BT point

 Radiator

 Towel rail

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

[danumhomes.co.uk](http://danumhomes.co.uk)

All information contained in this leaflet is taken from design intent material and may be subject to further design development. Images are for illustration only and do not form part of any contract of sale. The dimensions and layouts given are estimated and for guidance only and are subject to chosen plot. T2 4457. Revision Date: 01.08.22 Revision: 04

The  
**Pavilion**

# THE SPECIFICATION

Your home, your choice

GENERAL	The Laurel	The Beech	The Oak	The Willow	The Maple	The Hawthorne	The Birchwood	The Sycamore	The Poplar	The Holly	The Wisteria	The Juniper
White gloss woodwork												
White matt emulsion painted walls & ceilings												
Chrome ironmongery to door handles												
UPVC double glazed windows and doors												

## ENTRANCE PORCH / HALL

Spot / Pendant lights												
Vinyl cushioned flooring	*											
Laminate flooring	*											

## KITCHEN

Choice of kitchen units	*											
Choice of worktops & upstands	*											
Integrated extractor hood	*											
Stainless steel 1.5 bowl sink with mixer tap												
Integrated fan assisted single oven	*											
Choice of splashback behind the hob	*											
4 zone ceramic hob	*											
Integrated fridge	*											
Integrated dishwasher	*											
Integrated microwave												
Kitchen island	*											
Breakfast bar	*											
Vinyl cushioned flooring	*											
Laminate flooring	*											
Spotlights												
French doors												
Bi-folding doors												

## DOWNSTAIRS W.C

Fitted white sanitaryware	*											
Chrome heated towel rail												
Vanity unit												
Spot lights												
Vinyl cushioned flooring	*											
Laminate flooring	*											

Comes as standard specification

\* Option to upgrade

Please speak to one of our sales representatives to view and discuss the available upgrades on your selected home.

## UTILITY ROOM

	The Laurel	The Beech	The Oak	The Willow	The Maple	The Hawthorne	The Birchwood	The Sycamore	The Poplar	The Holly	The Wisteria	The Juniper
Integrated washing machine *												
Stainless steel single bowl sink with tap												
Spotlights												
Laminate flooring *												

## BATHROOM

Fitted white sanitaryware *												
Chrome heated towel rail												
Vanity unit												
Spot lights												
Extractor fan												
Choice of ceramic splashback tiles *												
Shower over bath with shower screen *												
Change bath to a walk in shower												
Vinyl cushioned flooring *												
Floor tiles *												

## EN-SUITE

Fitted white sanitaryware *												
Fitted Shower cubicle												
Chrome heated towel rail												
Vanity unit												
Spot lights												
Extractor fan												
Choice of ceramic splashback tiles *												
Vinyl cushioned flooring *												

## ELECTRICAL

Mains fed smoke detectors & Alarms												
White sockets and switches												
TV points to lounge *												
TV points to Bedroom 1 & 2												
TV points to Bedroom 3												
TV points to Bedroom 4												

## EXTERNAL

Lawned gardens front and rear												
6ft perimeter fencing												
Outside tap												
Paths to the perimeter and patio area												
Outside light to front and side / rear												
Integral garage with power, light and manual door												
Attached garage with power, light and manual door												



DANUM  
— HOMES —  
Excellence in Build

# THE WISTERIA

## OPTIONS AND UPGRADES PACK



The  
Pavilion

Artist's Impression

# INTRODUCTION

## Options and Upgrades

Welcome to Danum Homes, where the choice is yours. We have a wide range of finishing options and upgrades available for you to make your home your own.

Tailor the finishing touches within each room, starting with your choosing your new stylish fitted kitchen units and worktops, to finding the perfect handles and appliances. Personalise your bathrooms with stunning ceramics, showers, and accessories, to complimenting your new home with luxurious floor and window coverings throughout. What's more, our experienced Sales Representatives will be on hand to help and guide you on how best to turn your vision into a reality.



Birchwood

# FLOORING UPGRADES

## Your new home styled by you

### Full House

Carpet - Grade 1 £2,250  
 Carpet - Grade 2 £2,950  
 Only one grade throughout the home

### Porch

Laminate - Tier 2 £250  
 Ceramic tile - 44.3cm x 44.3cm £150  
 Ceramic tile - 60.2cm x 60.2cm £200

### Hallway

Laminate - Tier 2 £350  
 Ceramic tile - 44.3cm x 44.3cm £400  
 Ceramic tile - 60.2cm x 60.2cm £450

### Lounge

Laminate - Tier 1 £1,250  
 Laminate - Tier 2 £1,500

### Kitchen / Dining

Laminate - Tier 2 £700  
 Ceramic tile - 44.3cm x 44.3cm £1,100  
 Ceramic tile - 60.2cm x 60.2cm £1,250

### Utility

Laminate - Tier 2 £250  
 Ceramic tile - 44.3cm x 44.3cm £50  
 Ceramic tile - 60.2cm x 60.2cm £100

### Downstairs W.C

Laminate - Tier 2 £250  
 Ceramic tile - 44.3cm x 44.3cm £100  
 Ceramic tile - 60.2cm x 60.2cm £150

### Bathroom

Ceramic tile - 44.3cm x 44.3cm £450  
 Ceramic tile - 60.2cm x 60.2cm £500

### En-Suite

Ceramic tile - 44.3cm x 44.3cm £350  
 Ceramic tile - 60.2cm x 60.2cm £400

### 44.3cm x 44.3cm



Park Gris



Park Blanco



Bottega Caliza



Madagascar Natural

### 60.2cm x 60.2cm



Bottega Caliza



Harlem Claiza



Bottega Acero



Dover Acero

\*Recommended for Kitchen & Dining rooms

# WALL TILE UPGRADES

Your new home styled by you

## Downstairs W.C

Half Wall - 25cm x 44.3cm	£650
Half Wall - 33.3cm x 59.2cm	£750
Full Wall - 25cm x 44.3cm	£1,250
Full Wall - 33.3cm x 59.2cm	£1,350

## Bathroom

Half Wall - 25cm x 44.3cm	£800
Half Wall - 33.3cm x 59.2cm	£900
Full Wall - 25cm x 44.3cm	£1,800
Full Wall - 33.3cm x 59.2cm	£2,000

## En-Suite

Half Wall - 25cm x 44.3cm	£600
Half Wall - 33.3cm x 59.2cm	£750
Full Wall - 25cm x 44.3cm	£1,150
Full Wall - 33.3cm x 59.2cm	£1,350



25cm x 44.3cm

Main



Park Gris

Feature



Park Lineal Gris

33.3cm x 59.2cm

Main



Bottega Caliza

Feature



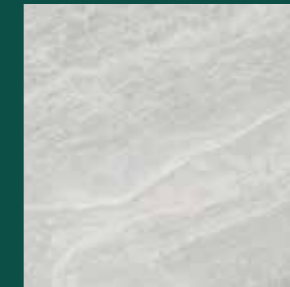
Spiga Bottega Caliza



Park Blanco



Park Lineal Blanco



Indic Matt



Cubic Indic Matt



Bottega Caliza



Marbella Stone



Dover Caliza



Dover Modern Line Caliza



Madagascar Natural



Ona Natural

# FINISHING TOUCHES

Individually perfected by you

## Units & Worktop

J Handle Clerkenwell units - Band 2	£950
Shaker Chelford units - Band 2	£950
Hockley units - Band 3	£1,950
Under unit and plinth lighting	£450
Quartz worktop	£2,450
Kitchens to inc units, door handles if applicable & laminated worktops	



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## Sink & Tap

Undermount sink (Quartz worktop only)	£400
Composite sink and tap	£500
3 in 1 boiling hot tap	£895
Pull out tap	£200



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## Integrated Washer / Dryer

Bosch washing machine	£700
Lamona washer / dryer	£700
Bosch washer / dryer	£1,000

## Integrated Microwave

Bosch	£600
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## Hob and Oven

Lamona gas hob	£250
Bosch gas hob	£350
Lamona induction hob	£350
Bosch induction hob	£450
Lamona built in double oven	£500
Lamona pyrolytic oven	£600

Upgrade all appliances to Bosch	£1,950
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## Bathroom / En-Suite

Electrical mirror feed	£75
LED anti mist mirror	£495
Aqualisa Blue Smart shower	£750



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## Wardrobes

1400mm opening	£1,500
1500mm opening	£1,600
1700mm/1800mm opening	£1,750

## Blinds

Fabric chain free vertical	£1,400
French doors	£480
Faux wood with ladders	£2,050



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## Pendant Light to 4 Spotlights

Dining	£225
Lounge	£225
Bedroom 1	£225
Bedroom 2	£225
Bedroom 3	£225
Bedroom 4	£225

## Sockets, Switches & Sensors

Additional alarm sensor (PIRs)	£75
Additional TV point in white	£75
Additional twin socket in white	£75
Additional USB socket in white	£100
Additional TV point in brushed chrome	£100
Additional twin socket in brushed chrome	£100
Additional USB socket in brushed chrome	£125

Upgrade all white to brushed chrome	£750
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## External

Electrical twin socket	£100
Outside floodlight	£150
Electrical car charger	£1,100
Shed base paving	£515
8ft x 6ft shed	£1,200
Standard patio - 3m x 3m	£250
Standard patio - 3.6m x 3.6m	£550
Indian stone patio - 3.6m x 1.8m	£200
Indian stone patio - 3m x 3m	£550
Indian stone patio - 3.6m x 3.6m	£750
Bi-folding doors in cream UPVC	£3,000

## Warranty

Extend boiler warranty from 2 to 5 years	£500
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## FINALISING YOUR CHOICES

Please speak to your Sales Representative to confirm and finalise any upgrades. Where cash incentives are offered, you may be asked to pay a deposit of £1000 to secure these.

Payment Terms:  
100% Immediately if exchange of contracts has not taken place.

100% upon legal completion if exchanged contracts has taken place.