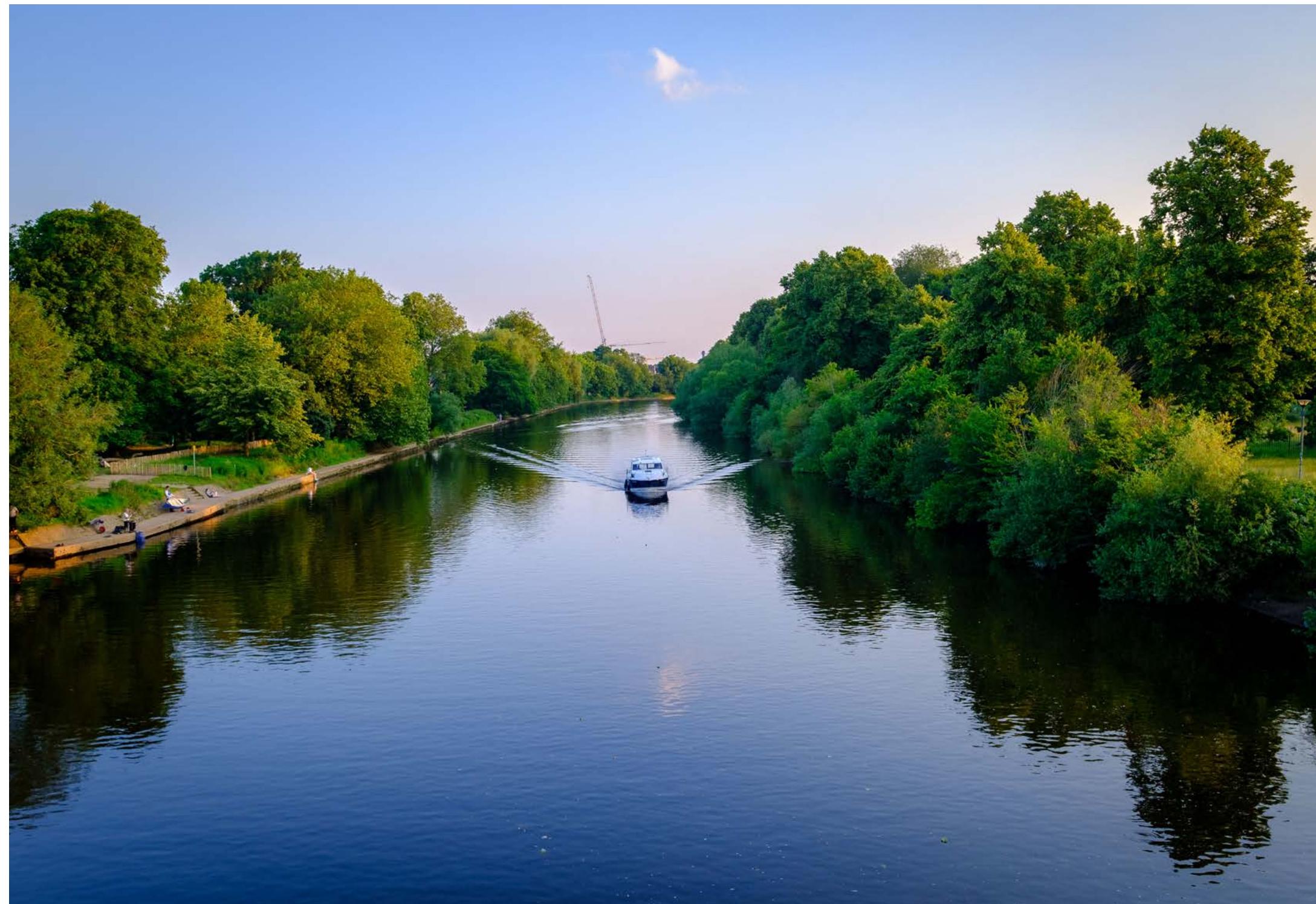




URBAN RENAISSANCE

FULFORD, YORK





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Fulford

MENTIONED IN THE DOOMSDAY BOOK 1086



Fulford, York, offers the perfect balance of charm, convenience, and modern living. Situated just minutes from York's historic city center, this desirable area boasts picturesque streets, excellent schools, and a vibrant local community.

Residents enjoy easy access to scenic walks along the River Ouse, a variety of independent shops, and welcoming pubs, making it ideal for families and professionals alike.

Mulgrave Property's latest development, *Urban Renaissance*, elevates the Fulford experience with thoughtfully designed homes that blend timeless elegance with contemporary features. Each property showcases meticulous attention to detail, creating luxurious yet practical spaces to suit modern lifestyles.







Urban Renaissance

FULFORD, YORK

Each property has been designed to provide unparalleled standards of luxury living, benefitting from the peace, privacy and tranquility of the suburbs, whilst remaining within easy reach of the City of York.

Our homes at Urban Renaissance have been designed to stand the test of time and are finished with future-proof technology systems and sleek architectural details, incorporating a mix of materials, including timber, glass and zinc.



THE DUKE

This impressive five-bedroom property unfolds over three levels, boasting four bathrooms, a ground-floor and first-floor lounge, and a roof terrace. The master bedroom includes a dressing room, while the stylish layout reflects contemporary urban architecture designed for exceptional modern living.



THE DRAGOON

A beautifully designed four-bedroom home arranged over three floors, featuring three bathrooms, a first-floor lounge, a study, and a utility room. Highlights include a generous garage, a roof terrace, and a master bedroom suite with a dressing area, blending sleek urban architecture with superior modern comforts.



THE HOWARD

A beautifully designed four-bedroom home arranged over three floors, featuring three bathrooms, a first-floor lounge, a study, and a utility room. Highlights include a generous garage, a roof terrace, and a master bedroom suite with a dressing area, blending sleek urban architecture with superior modern comforts.



THE WELLINGTON

A spacious and versatile four-bedroom home spanning three floors, offering five bathrooms, two living rooms, a study, and a utility room. Features include a luxurious master bedroom suite with a dressing area, a large garage, and a stunning roof terrace—all crafted with cutting-edge urban design for a truly modern lifestyle.





Fully fitted with Bespoke design by Nixons Project Exclusive

NEFF SINGLE OVEN AND STEAM OVEN
MICROWAVE COMBINATION OVEN AND WARMING DRAWERS

NEFF INDUCTION HOB WITH GLASS DRAFT EXTRACTOR

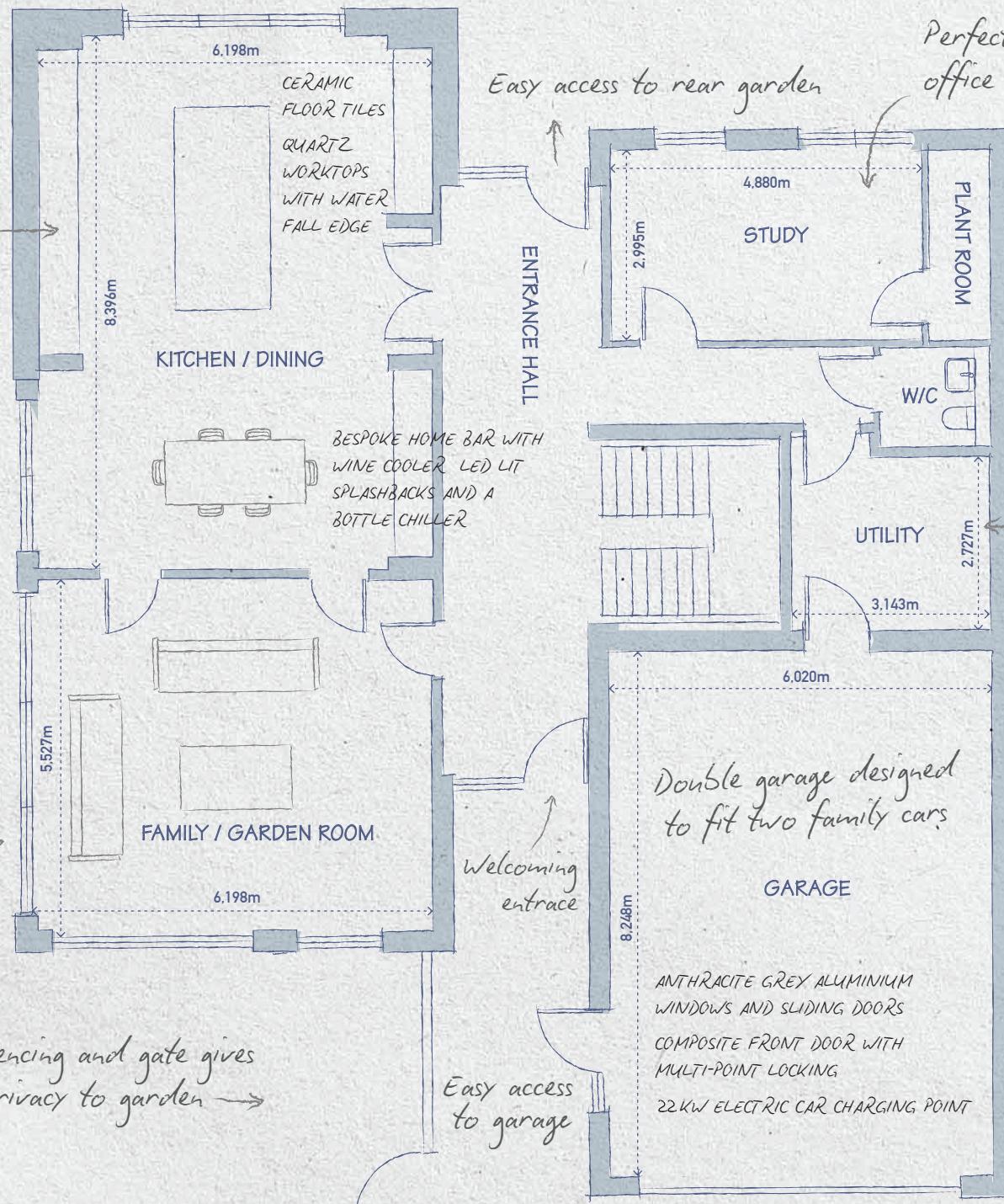
INTEGRATED TALL FRIDGE AND FREEZER, INTEGRATED DISHWASHER
QUOOKER FUSION TAP
POP-UP SOCKETS

Dining area flooded with natural light

Versatile room with views over landscaped garden

FRONT GARDEN LANDSCAPING
REAR GARDEN INCLUDES DECKING AND PORCELAIN PAVING.

Plot 1	The Duke
Ground Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	



Perfect home office space

The Duke

MATCHING DESIGN TO THE KITCHEN.
SPACE FOR STACKED WASHER AND DRYER.
CHOICE OF CERAMIC FLOOR TILES.



Plot 1	The Duke
First Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	

Light filled first floor lounge surrounded by roof terrace on two sides

LANDSCAPED PORCELAIN PAVING.

large double bedroom

WHITE SHAKER DOORS,
BESPOKE BLACK DOOR FURNITURE



Large double Bed room with ensuite

BEDROOM ENSUITE
WALK IN SHOWER WITH
FRAMELESS GLASS

ILLUMINATED LED MIRRORS
TOWEL RAILS AND CERAMIC
TILES

FULL HEIGHT WALL TILING WITH
CHROME TRIM

Large ensuite with
twin basins and
freestanding bath

VILLEROY AND BOCH
SANITARYWARE

FREESTANDING BATH AND
SEPARATE WET ROOM SHOWERS
WITH RECESSED STORAGE NICHES

ILLUMINATED LED MIRRORS
TOWEL RAILS AND CERAMIC
TILES

FULL HEIGHT WALL TILING
WITH CHROME TRIM

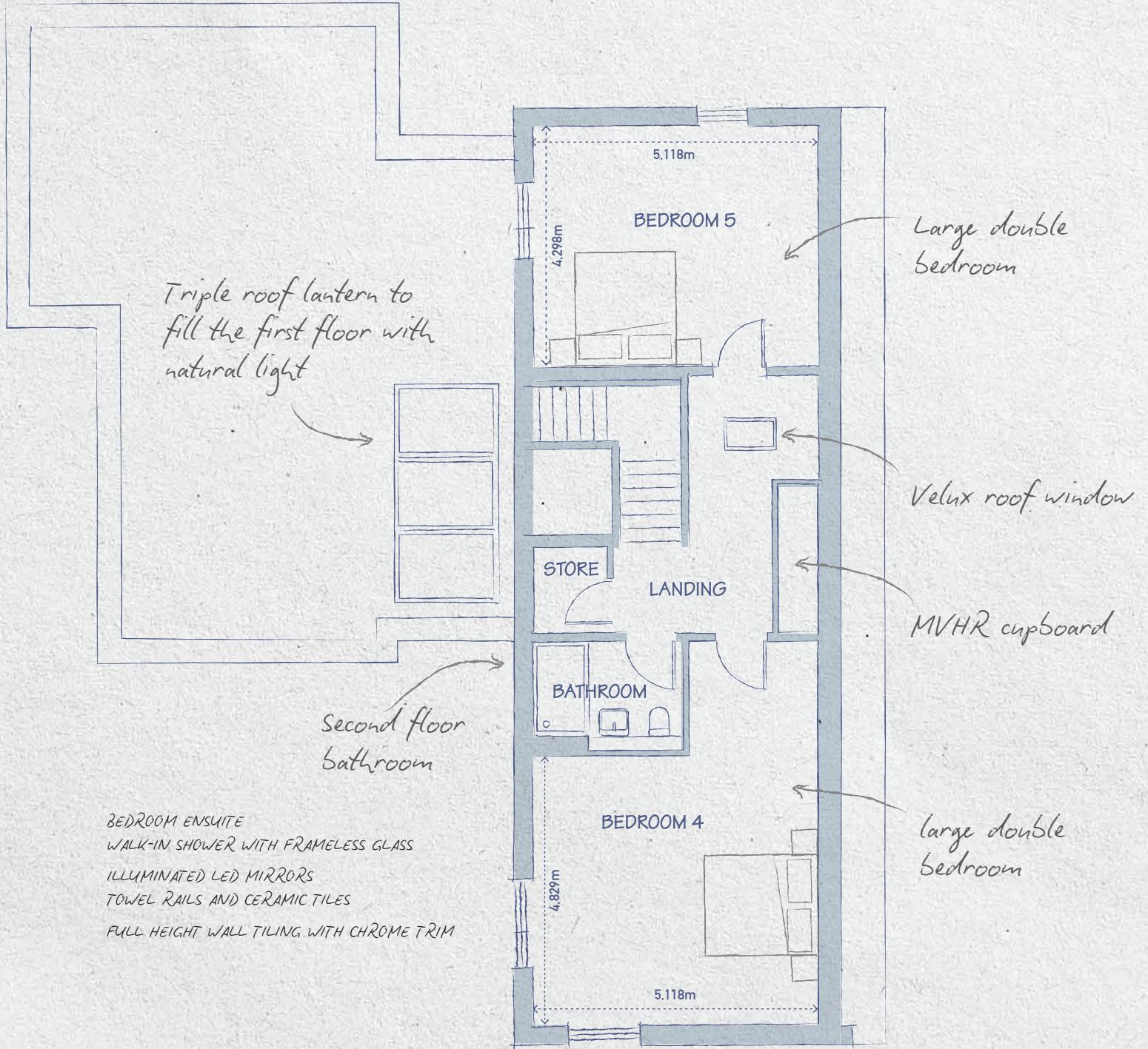
WHITE SHAKER DOORS,
BESPOKE BLACK DOOR
FURNITURE
FITTED WARDROBES
IN THE MASTER
BEDROOM.

BEDROOM 1

5.973m



Plot 1	The Duke
Second Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	





Fully fitted with bespoke design by Nixons Project Exclusive

NEFF SINGLE OVEN AND STEAM OVEN
MICROWAVE COMBINATION OVEN AND WARMING DRAWERS

NEFF INDUCTION HOB WITH GLASS DRAFT EXTRACTOR

INTEGRATED TALL FRIDGE AND FREEZER, INTEGRATED DISHWASHER
QUOOKER FUSION TAP
POP-UP SOCKETS

Double garage designed to fit two family cars

ANTHRACITE GREY ALUMINIUM WINDOWS AND SLIDING DOORS.

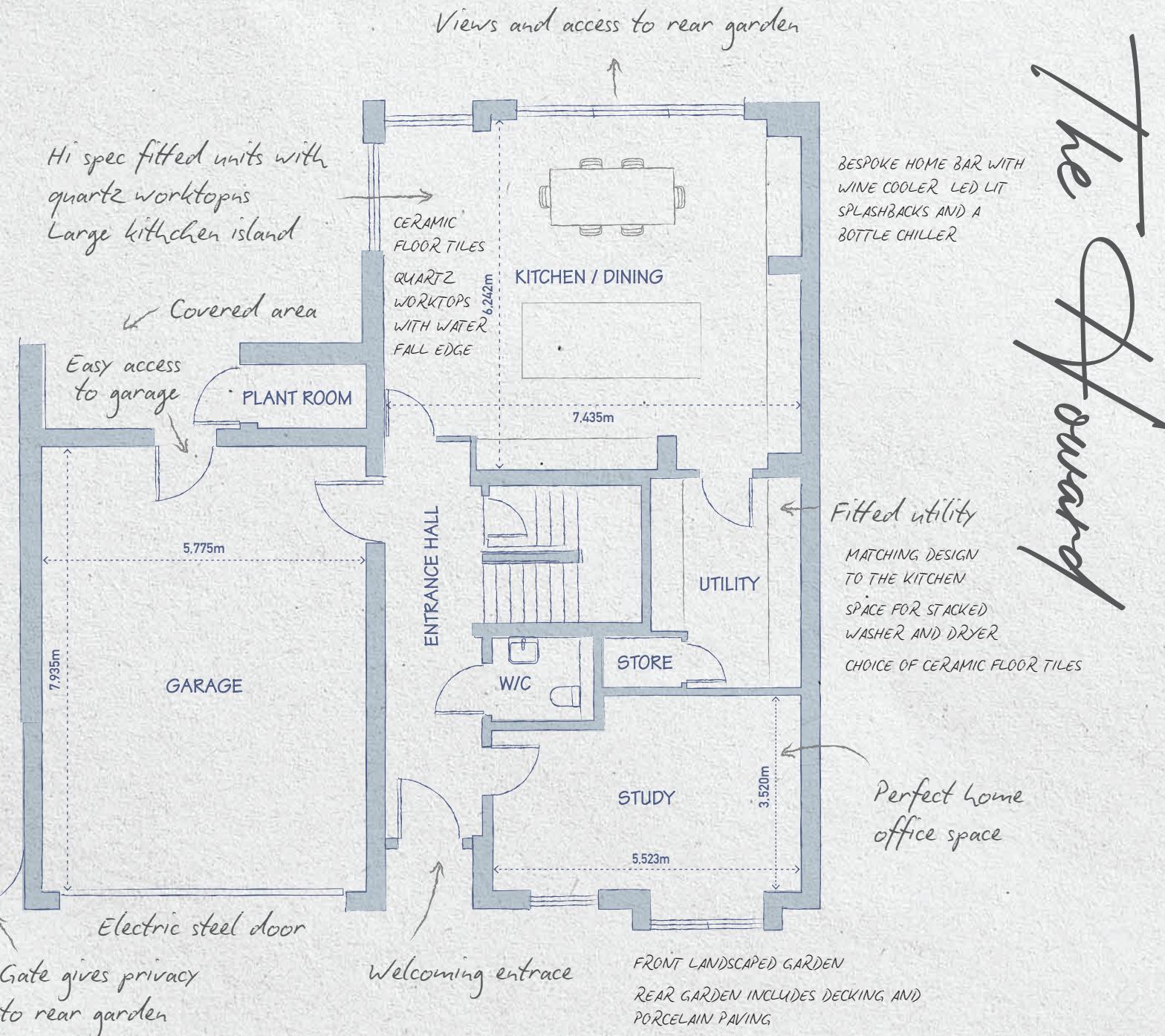
COMPOSITE FRONT DOOR WITH MULTI-POINT LOCKING.

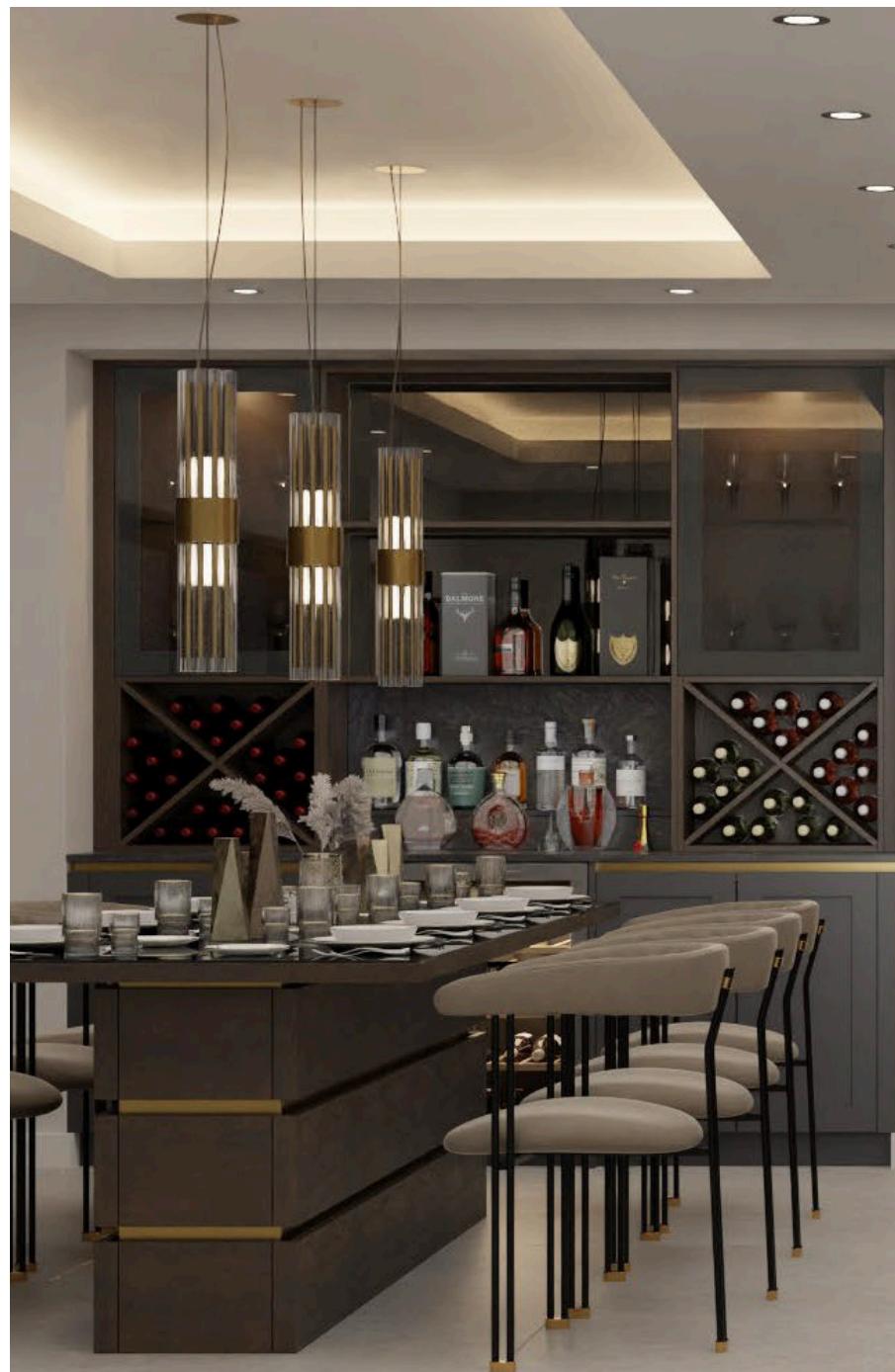
ELECTRIC CAR CHARGING POINT.

EXTERNAL LIGHTING

AUTOMATIC GATE

Plot 2	The Howard
Ground Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	





INTERNAL FINISHES

WHITE SHAKER DOORS,

BLACK DOOR FURNITURE

SATIN SKIRTING BOARDS

MATT BLACK LIGHT SWITCHES

BESPOKE BLACKHAND RAILS WITH GLAZED

PANELS ON STAIRCASES

Light filled first floor
lounge opens on to
roof terrace

LANDSCAPED PORCELAIN PAVING

Plot 2	The Howard
First Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	

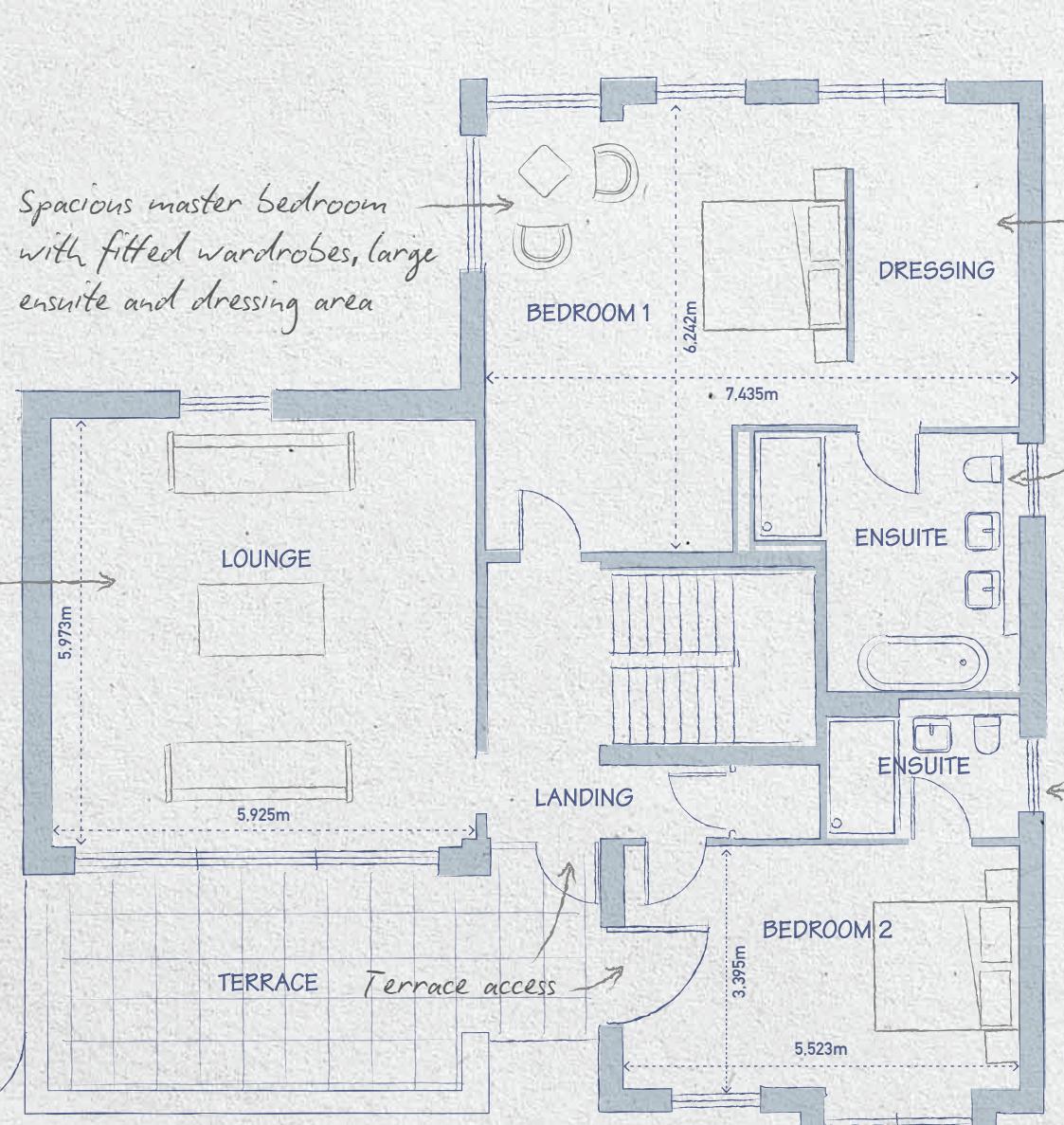
Spacious master bedroom with fitted wardrobes, large ensuite and dressing area

FITTED WARDROBES IN THE MASTER BEDROOM

Large ensuite with twin basins and shower and bath

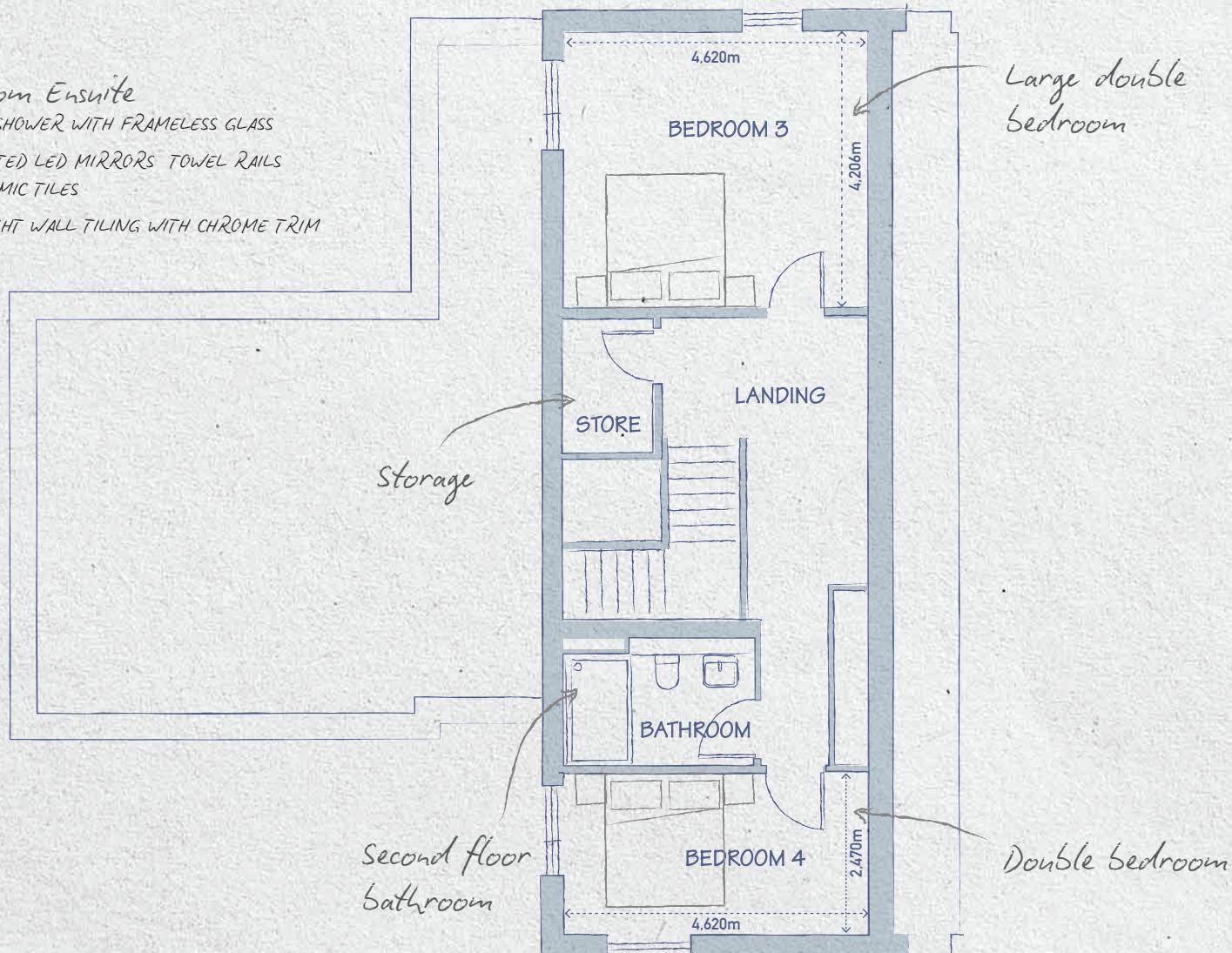
VILLEROY BOCH SANITARYWARE
BATH AND SEPARATE WET ROOM
SHOWERS WITH RECESSED NICHES
ILLUMINATED LED MIRRORS
TOWEL RAILS AND CERAMIC TILES
FULL HEIGHT WALL TILING WITH
CHROME TRIM

Bedroom Ensuite
WALK IN SHOWER WITH
FRAMELESS GLASS
ILLUMINATED LED MIRRORS
TOWEL RAILS AND
CERAMIC TILES
FULL HEIGHT WALL TILING
WITH CHROME TRIM





Plot 2	The Howard
Second Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	





Fully fitted with Bespoke design by Nixons Project Exclusive

NEFF SINGLE OVEN AND STEAM OVEN
MICROWAVE COMBINATION OVEN AND WARMING DRAWERS

NEFF INDUCTION HOB WITH GLASS DRAFT EXTRACTOR

INTEGRATED TALL FRIDGE AND FREEZER, INTEGRATED DISHWASHER

QUOOKER FUSION TAP

POP-UP SOCKETS

Double garage designed to fit two family cars

ANTHRACITE GREY ALUMINIUM WINDOWS AND SLIDING DOORS.

COMPOSITE FRONT DOOR WITH MULTI-POINT LOCKING.

ELECTRIC CAR CHARGING POINT.

EXTERNAL LIGHTING

AUTOMATIC GATE

Plot 3	The Dragoon
Ground Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	

Hi spec fitted units with quartz worktops
Large kitchen island

Covered area

Easy access to garage

PLANT ROOM

7.935m

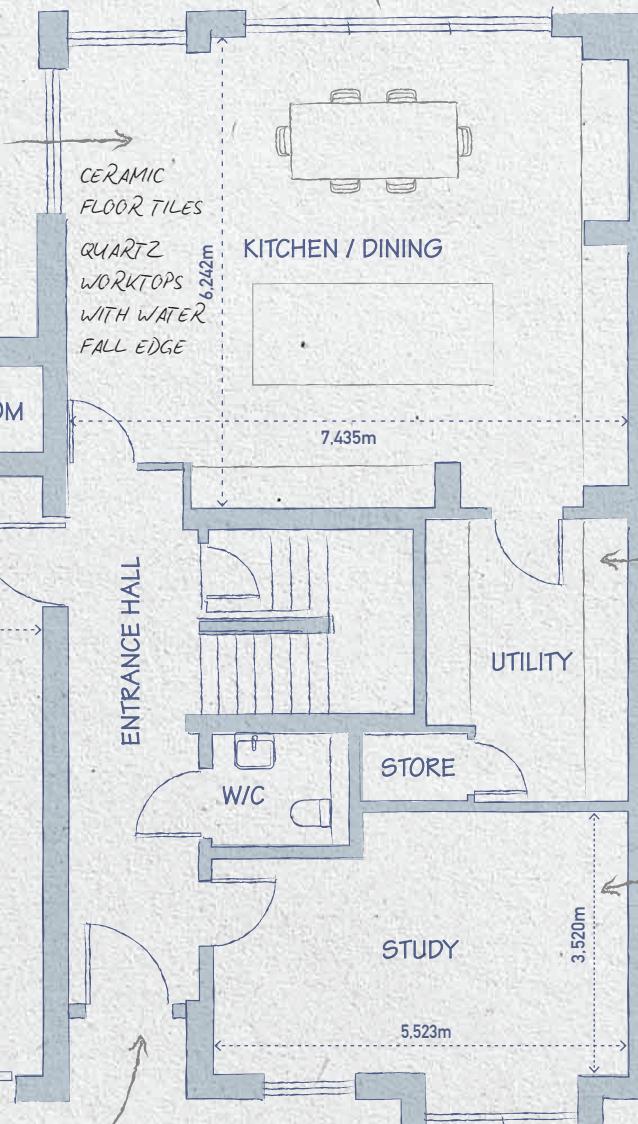
5.775m

GARAGE

Electric steel door

Gate gives privacy to rear garden

Views and access to rear garden



BESPOKE HOME BAR WITH WINE COOLER, LED LIT SPLASHBACKS AND A BOTTLE CHILLER

Fitted utility

MATCHING DESIGN TO THE KITCHEN
SPACE FOR STACKED WASHER AND DRYER
CHOICE OF CERAMIC FLOOR TILES

Perfect home office space

Welcoming entrance

Urban Renaissance



INTERNAL FINISHES

WHITE SHAKER DOORS,
BLACK DOOR FURNITURE

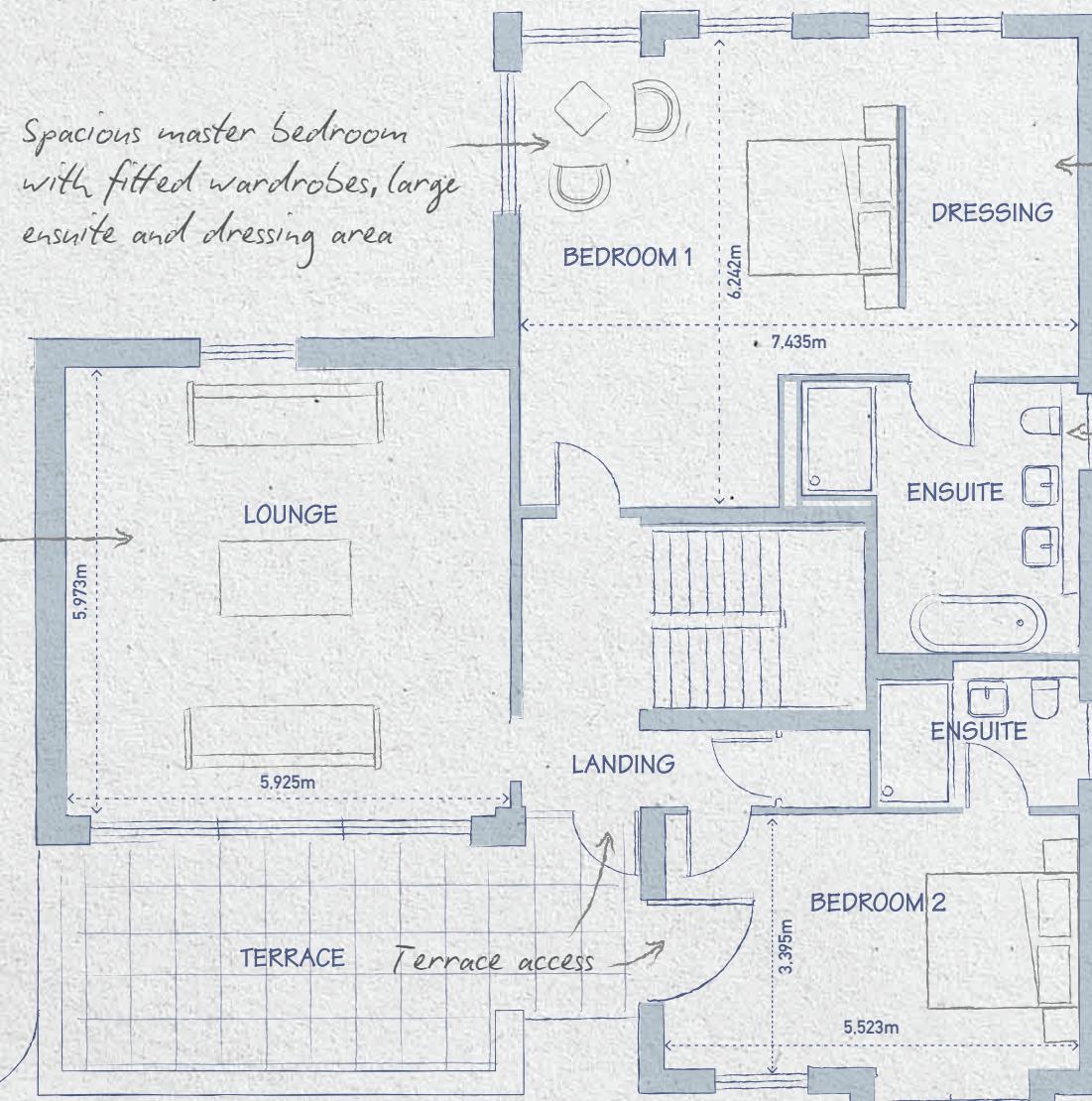
SATIN SKIRTING BOARDS
MATT BLACK LIGHT SWITCHES
BESPOKE BLACK HAND RAILS WITH GLAZED
PANELS ON STAIRCASES

Light filled first floor
(lounge opens on to
roof terrace)

LANDSCAPED PORCELAIN PAVING

Plot 3	The Dragoon
First Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	

Spacious master Bedroom
with fitted wardrobes, large
ensuite and dressing area



FITTED WARDROBES
IN THE MASTER BEDROOM

Large ensuite with
twin basins and
shower and bath

VILLEROY BOCH SANITARYWARE
BATH AND SEPARATE WET ROOM
SHOWERS WITH RECESSED NICHES
ILLUMINATED LED MIRRORS
TOWEL RAILS AND CERAMIC TILES
FULL HEIGHT WALL TILING WITH
CHROME TRIM

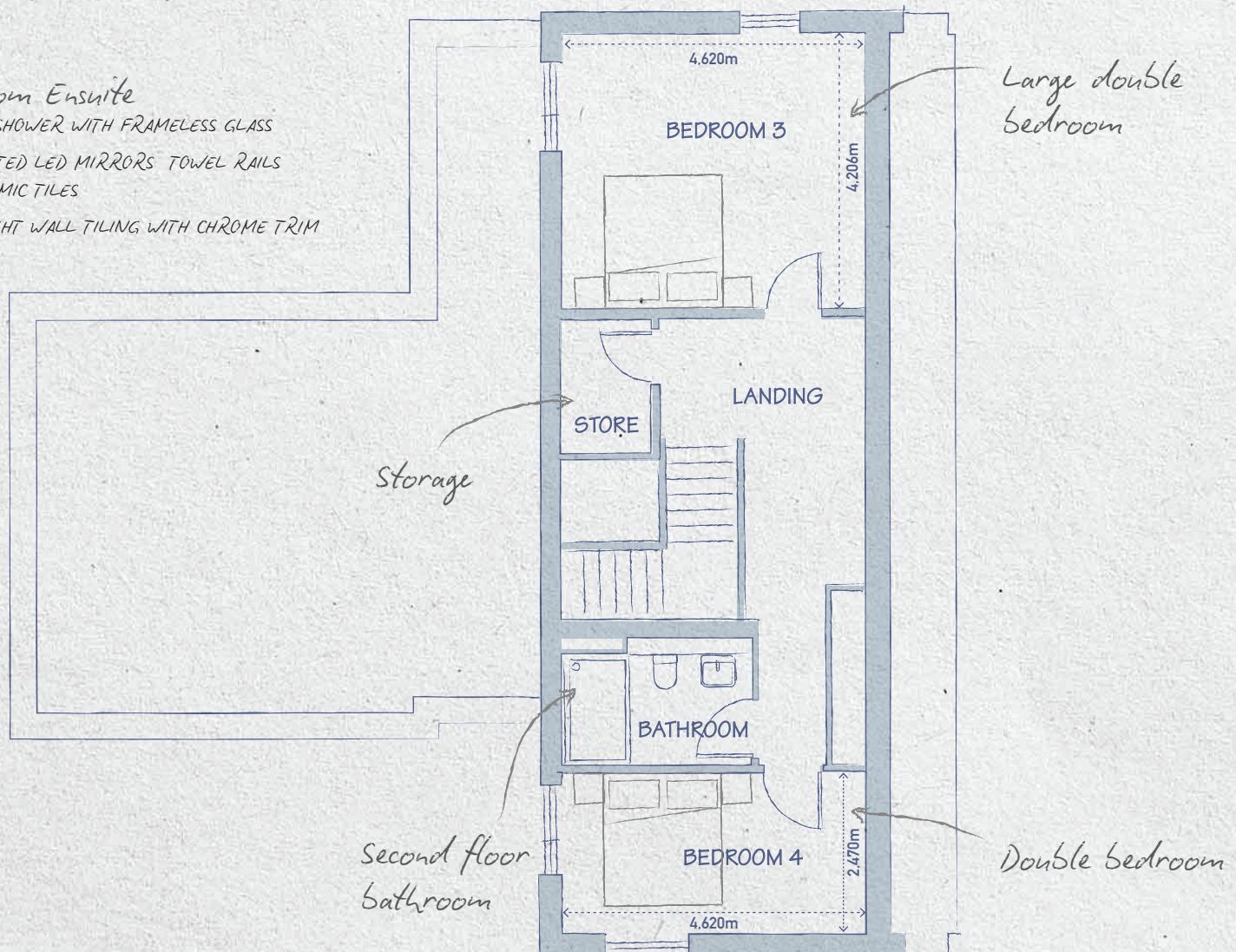
Bedroom Ensuite
WALK IN SHOWER WITH
FRAMELESS GLASS
ILLUMINATED LED MIRRORS
TOWEL RAILS AND
CERAMIC TILES
FULL HEIGHT WALL TILING
WITH CHROME TRIM



Plot 3	The Dragoon
Second Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	

Bedroom Ensuite

WALK IN SHOWER WITH FRAMELESS GLASS
ILLUMINATED LED MIRRORS TOWEL RAILS
AND CERAMIC TILES
FULL HEIGHT WALL TILING WITH CHROME TRIM





Plot 4	The Wellington
Ground Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	

Fully fitted with bespoke design
by Nixons Project Exclusive

NEFF SINGLE OVEN AND STEAM OVEN
MICROWAVE COMBINATION OVEN
AND WARMING DRAWERS

NEFF INDUCTION HOB WITH GLASS DRAFT EXTRACTOR

INTEGRATED TALL FRIDGE
AND FREEZER, INTEGRATED DISHWASHER

QUOOKER FUSION TAP

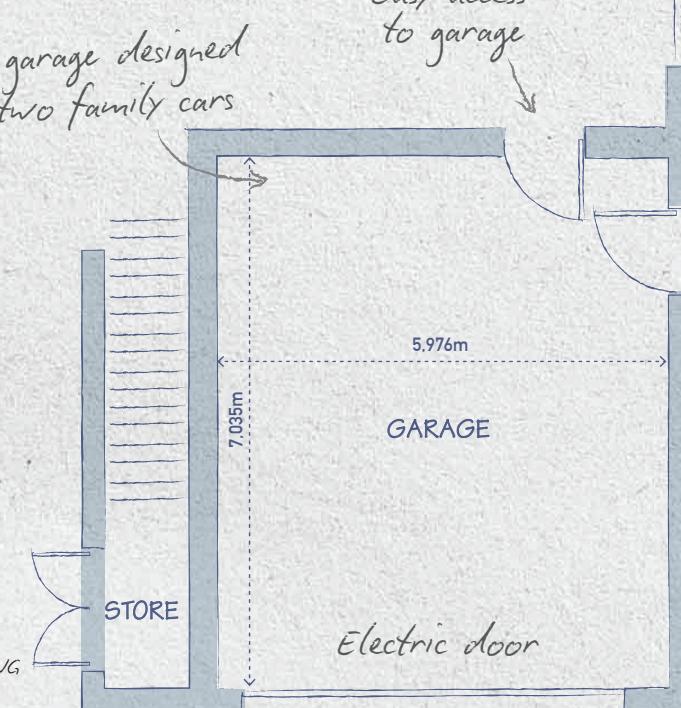
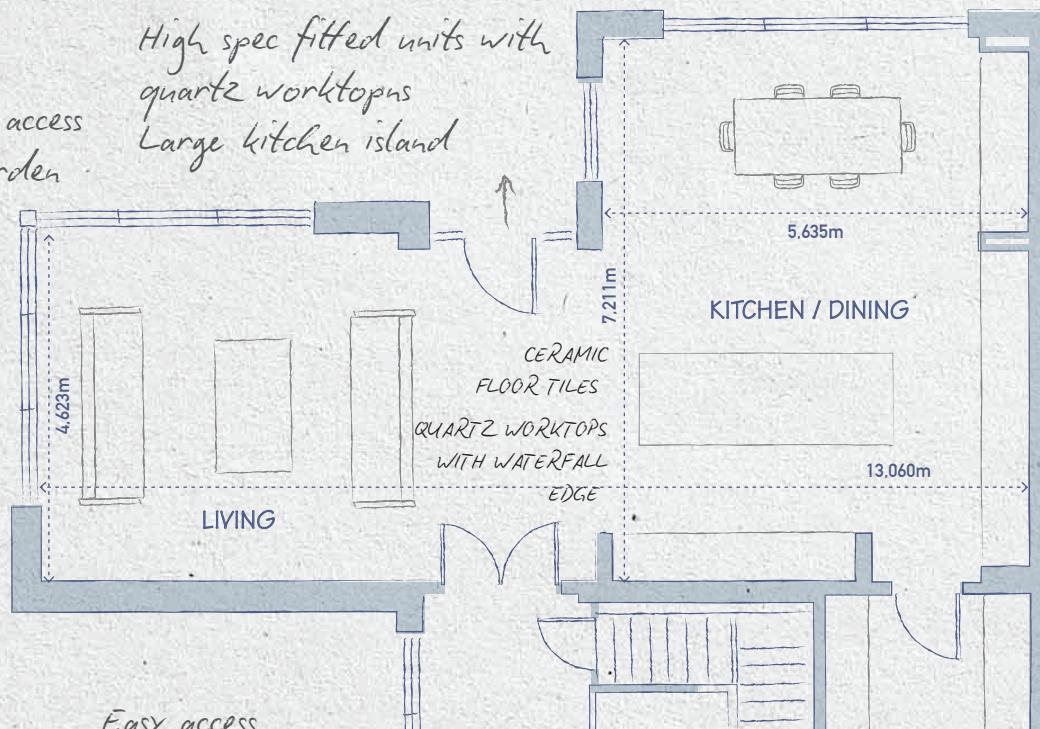
POP-UP SOCKETS

Double garage designed
to fit two family cars

FRONT LANDSCAPED GARDEN
REAR GARDEN INCLUDES DECKING
AND PORCELAIN PAVING

Views and access
to rear garden

High spec fitted units with
quartz worktops
Large kitchen island



BESPOKE HOME
BAR WITH WINE
COOLER LED LIT
SPLASHBACKS AND
A BOTTLE CHILLER

The Wellington

Fitted utility
MATCHING DESIGN
TO THE KITCHEN.
SPACE FOR STACKED
WASHER AND
DRYER.
CHOICE OF CERAMIC
FLOOR TILES.

Perfect home
office space

ANTHRACITE GREY ALUMINIUM WINDOWS AND SLIDING DOORS.
COMPOSITE FRONT DOOR WITH MULTI-POINT LOCKING.
22 KW ELECTRIC CAR CHARGING POINT.



Plot 4	The Wellington
First Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	

WHITE SHAKER DOORS,
BESPOKE BLACK DOOR FURNITURE
FITTED WARDROBES IN THE MASTER BEDROOM.

Spacious master bedroom
with large ensuite and
dressing area

Page 1 of 1

Urban Renaissance, Fulford, York

*Sizes are approximate. Specification may change.

The floor plan illustrates the layout of a room, likely a lounge, with a width of 4.735m and a depth of 4.623m. The room features a central rectangular area, a fireplace on the left, and a built-in sofa on the right. To the right of the lounge is a 'Family Bathroom' containing a toilet, a sink, and a bathtub. A central corridor with a staircase leads to other parts of the house.

Light filled first floor
lounge opens on to
roof terrace

LANDSCAPED PORCELAIN PAVING

TERRACE

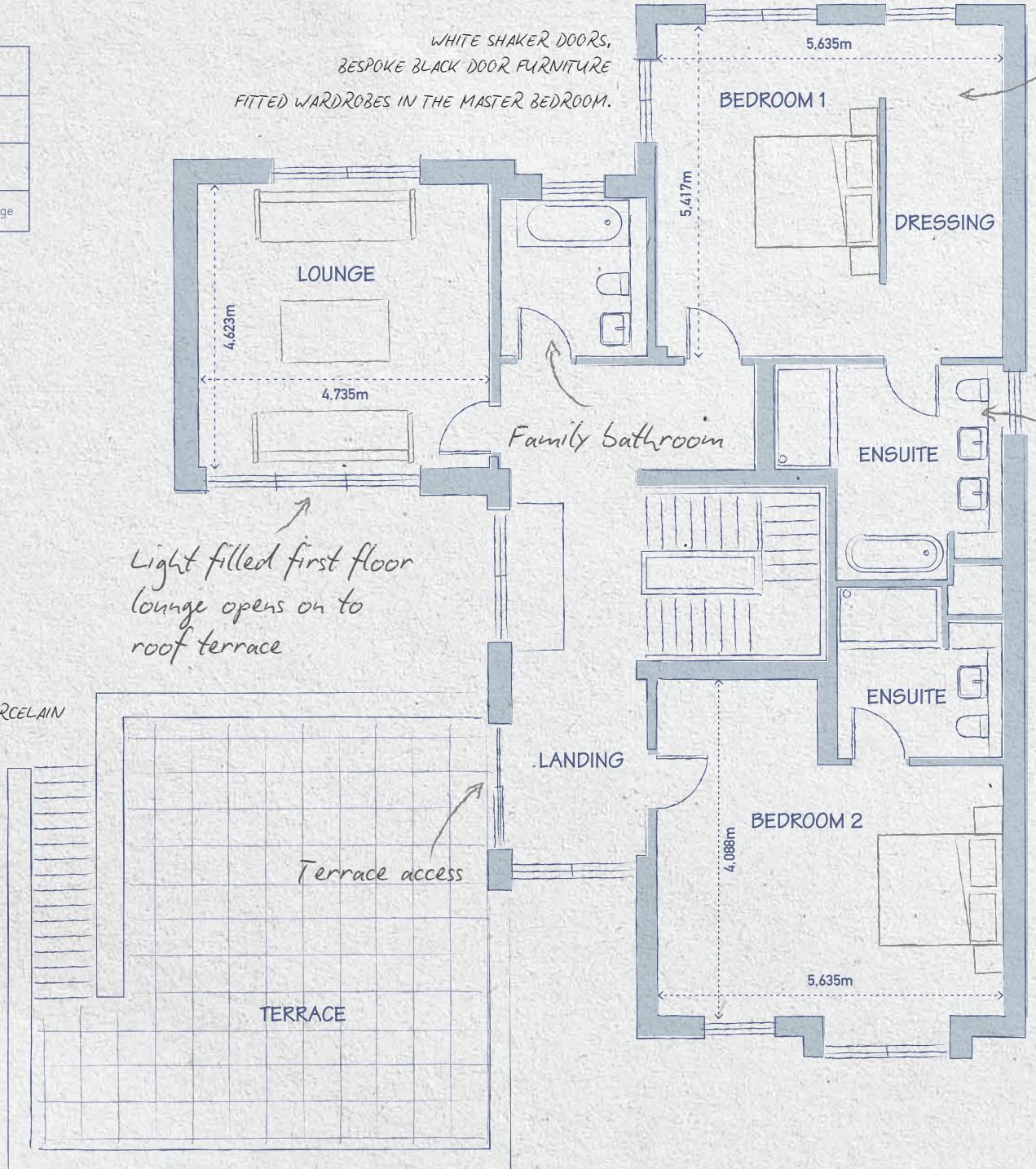
Large ensuite with
twin basins,
shower and bath

VILLEROY BOCH SANITARY WARE
FREESTANDING BATH AND SEPARATE
WET ROOM SHOWERS
WITH RECESSED NICHES
ILLUMINATED LED MIRRORS
TOWEL RAILS AND CERAMIC TILES
FULL HEIGHT WALL TILING
WITH CHROME TRIM

Ensulites

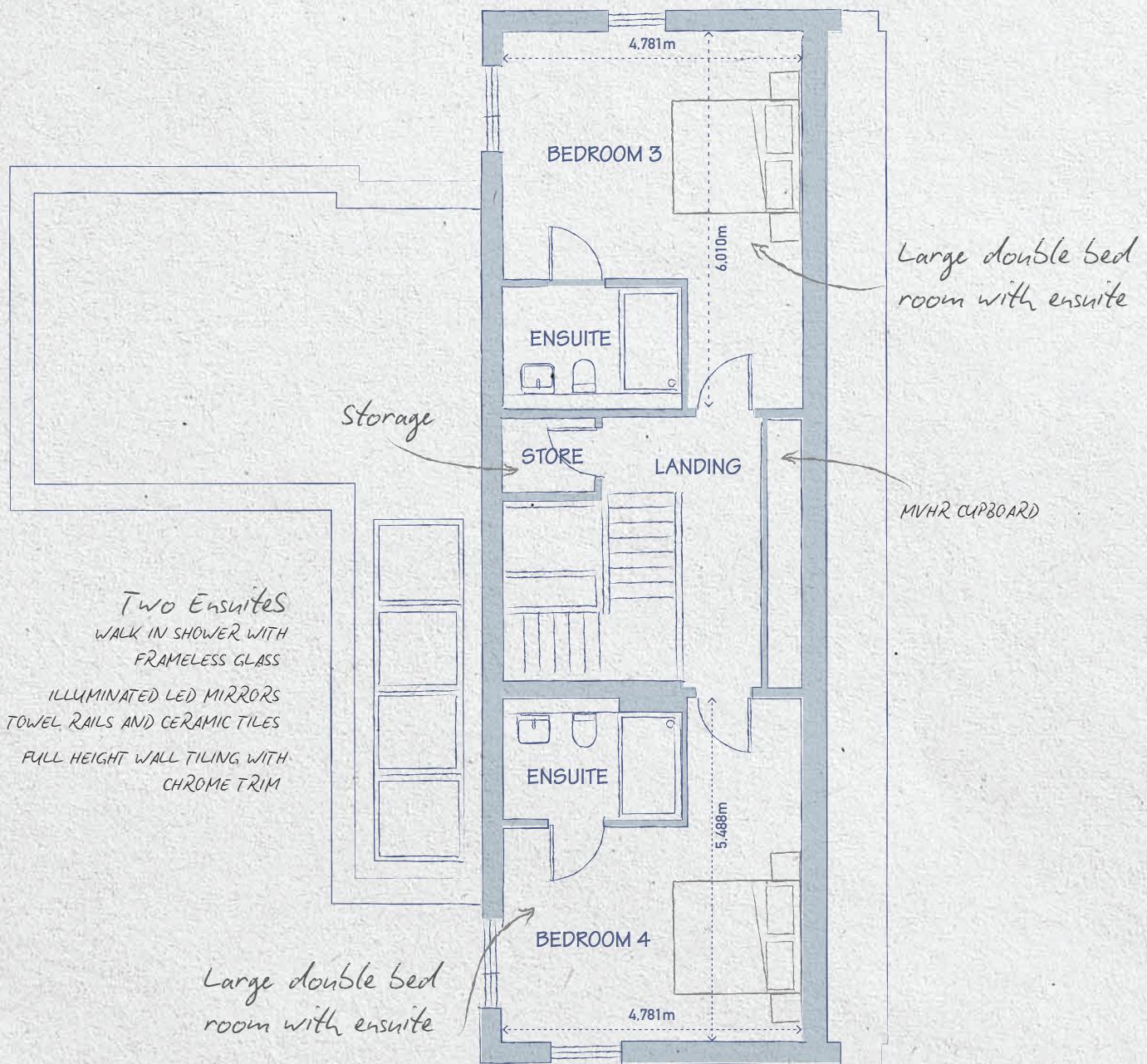
WALK IN SHOWER WITH
FRAMELESS GLASS
ILLUMINATED LED MIRRORS
TOWEL RAILS AND CERAMIC TILES
FULL HEIGHT WALL TILING WITH
CHROME TRIM

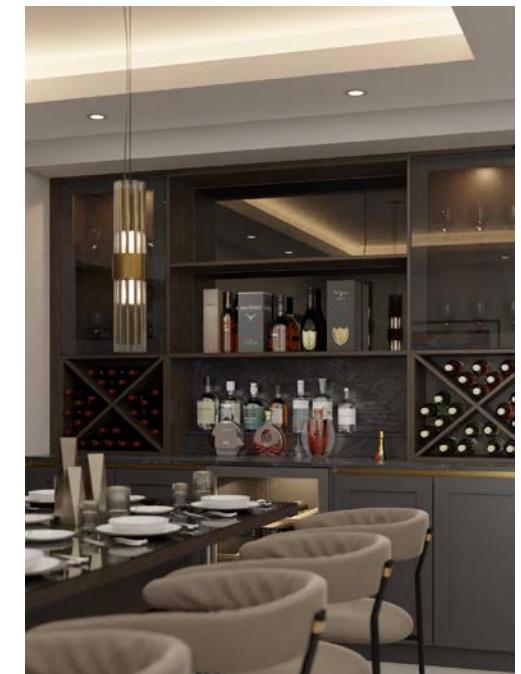
Large second Bed
room with ensuite





Plot 4	The Wellington
Second Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	







Specification SUMMARY

KITCHEN

- Fully fitted with bespoke design by Nixons Project Exclusive.
- NEFF Single Oven, Steam Oven, Microwave Combination Oven, and 2 Warming Drawers.
- 90cm NEFF Induction Hob with GlassDraft Extractor.
- Fully integrated tall fridge, freezer, and dishwasher.
- Matt Black Quooker Fusion Tap.
- Bespoke home bar with wine cooler, LED-lit splashbacks, and a bottle chiller.
- Choice of ceramic floor tiles.
- Quartz worktops with waterfall edge.

UTILITY ROOM

- Matching design to the kitchen.
- Space for stacked washer and dryer.
- Choice of ceramic floor tiles.
- Quartz worktop





Specification SUMMARY

BATHROOMS AND ENSUITES

- Villeroy & Boch sanitaryware.
- Freestanding bath and separate wet room showers with recessed niches in Bedroom 1 Ensuite.
- Bedroom 2 Ensuite: Walk-in shower with frameless glass.
- Illuminated LED mirrors, towel rails, and ceramic tiles.
- Full-height wall tiling with chrome trim.
- Underfloor electric mat heating

INTERNAL FEATURES

- White shaker doors, bespoke black door furniture, satin skirting boards and architraves.
- Fitted wardrobes in the master bedroom.

EXTERNAL FEATURES



- Anthracite grey aluminium windows and sliding doors.
- Composite front door with multi-point locking.
- Front garden landscaped, rear garden includes decking and porcelain paving.
- 22KW electric car charging point.

York
WELCOMES YOU



HISTORY

York is steeped in history, boasting iconic landmarks like York Minster, the medieval city walls, and the Shambles. With Roman roots and Viking heritage, the city offers a rich tapestry of stories, making it a living museum of the past.



EDUCATION

York boasts top-rated schools and two universities, the University of York and York St John. The city nurtures learning with accessible libraries, museums, and educational events, creating a dynamic environment for students of all ages.



CULTURE

York thrives as a cultural hub, hosting annual festivals, shows, and events, including York Theatre Royal and York Art Gallery. Its vibrant music scene and historical re-enactments ensure there's always something engaging for residents and visitors alike.



LEISURE

From riverside walks along the Ouse to exploring the beautiful Museum Gardens, York offers abundant leisure opportunities. Enjoy boat tours, cycling paths, or a visit to the National Railway Museum, perfect for family outings or tranquil escapes.



CONNECTIONS

With excellent transport links, York is on the East Coast Main Line, connecting to London in under two hours. It's also a gateway to the Yorkshire countryside, with easy access to Leeds, Harrogate, and beyond by road or rail.



EMPLOYMENT

As a thriving economic hub, York offers diverse employment opportunities in sectors like tourism, healthcare, and tech. Its proximity to major cities and a supportive business community make it a fantastic place for career development.



SHOPPING

York's charming streets are a shopper's paradise, featuring independent boutiques, high-street brands, and unique finds at Shambles Market. From antiques, to designer brands at the nearby outlet, the city's retail scene offers something special for every taste.



DINING

York is a culinary delight, offering everything from Michelin-starred restaurants to historic pubs and trendy cafés. Sample locally sourced delicacies or explore global flavours in a city that's truly a haven for food enthusiasts.

PROPERTY SPECIFICATION

KITCHEN

Luxurious fully fitted kitchen by Nixons Project Exclusive; two tone kitchen, compromising of a contemporary smooth painted shaker door & a contrasting high structure Feelwood slab décor, finished on a contemporary brushed graphite handleless rail system.

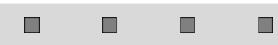
Choice of Quartz worktop including upstands & waterfall edge detail to island

Appliances from the NEFF Collection range, featuring a 5 year guarantee and an exclusive premium look. They offer smart connectivity via the Home Connect app, allowing you to control the appliances remotely. The N90 range feature the Full Touch 3 display which has a full colour 6.8" HD display on all ovens.

NEFF built-in Single Oven

Features include Slide & Hide Door, Multipoint Temp Probe, 14 functions, Pyrolytic Cleaning, 1 pair of telescopic rails, soft close door.

Plot 1 Plot 2 Plot 3 Plot 4



NEFF built-in Steam Oven

Features include Intensive Steam Cooking, Multipoint Temp Probe, 23 functions, 1 pair of telescopic rails, soft close door.

NEFF built-in Microwave Combination Oven

Features include Microwave 900w, Multipoint Temp Probe, 20 functions, Pyrolytic Cleaning, 1 pair of telescopic rails, soft close door.

2no NEFF built-in Warming Drawers

Features include handleless design, push to open, 6 temperature settings.

NEFF 90cm Induction Hob with GlassDraft Extractor

Features include 2x Flex Zones, 32cm triple zone, frying sensor, Clear glass with ambient light, Climate control, guided air.

NEFF fully integrated tall Fridge

Features include fresh safe storage, adjustable glass shelves, premium aluminium styling.

NEFF fully integrated tall Freezer

Features include NoFrost, premium aluminium styling.

NEFF fully integrated Dishwasher

Features include Zeolith cleaning, 8 programs, timer projection, door open assist, 3 flex baskets.

Matt Black Quooker Fusion Round Tap

Features include Pro3 tank providing 3 litres of boiling water on demand as well as hot/cold delivered from one tap.

Franke Maris 1.5 bowl sink – Matt Black

Features include Fragranite material, resistant to impacts & thermal shock, scratch proof surface.

S-Box pop up socket

Features include Chameleon lid allow the socket to blend into the work surface like never before, 2x GB sockets + A & C USB.

BESPOKE HOME BAR

Glazed units with tinted glass and lighting

Quartz worktops with feature splashback including LED lighting detail

NEFF 60cm Built-In Dual Zone Wine Cooler

Kaelo open bottle chiller integrated into worktop

Choice of contemporary ceramic floor tiling

UTILITY

Matching utility furniture to tone seamlessly with the kitchen

Plot 1 Plot 2 Plot 3 Plot 4



Matching Quartz worktops with upstands

Stacked free standing washer & dryer spaces

Choice of contemporary ceramic floor tiling

Standard Specification
 Optional Upgrade

Beautifully styled bathrooms designed by Abacus and featuring Villeroy and Boch and Hansgrohe Brassware, highly regarded and reputable branded sanitaryware.

White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments



Varese Freestanding Bath

Free Standing Bath filler mixer tap

Thermostatic shower with Elements seamless wet room walk-in showers with frameless glass enclosures and recessed storage niches

Separate bath with outlet filler mixer tap

Bath filler mixer tap with thermostatic shower and screen

Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap

Wall hung WC pan with concealed cistern or close couple WC

Illuminated LED wall mirror with demister pads

Heated electric towel rail

Choice of full height wall tiling in a selection of colours including chrome trim

Choice of contemporary ceramic floor tiles

BATHROOM - 2nd Floor

White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments



Thermostatic shower with Elements seamless wet room walk-in showers with frameless glass enclosures and recessed storage niches

Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap

Wall hung WC pan with concealed cistern or close couple WC

Illuminated LED wall mirror with demister pads

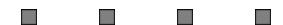
Heated electric towel rail

Choice of full height wall tiling in a selection of colours including chrome trim

Choice of contemporary ceramic floor tiles

ENSUITES - Bedroom 1

White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments



Varese Freestanding Bath

Free Standing Bath filler mixer tap

Thermostatic shower with Elements seamless wet room walk-in showers with frameless glass enclosures and recessed storage niches

Separate bath with outlet filler mixer tap

Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap

Wall hung WC pan with concealed cistern or close couple WC

Illuminated LED wall mirror with demister pads

Heated electric towel rail

Choice of full height wall tiling in a selection of colours including chrome trim

Choice of contemporary ceramic floor tiles

ENSUITES - Bedroom 2

White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments



Thermostatic shower with Elements seamless wet room walk-in showers with frameless glass enclosures and recessed storage niches

Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap

Wall hung WC pan with concealed cistern or close couple WC

Illuminated LED wall mirror with demister pads

Heated electric towel rail

Choice of full height wall tiling in a selection of colours including chrome trim

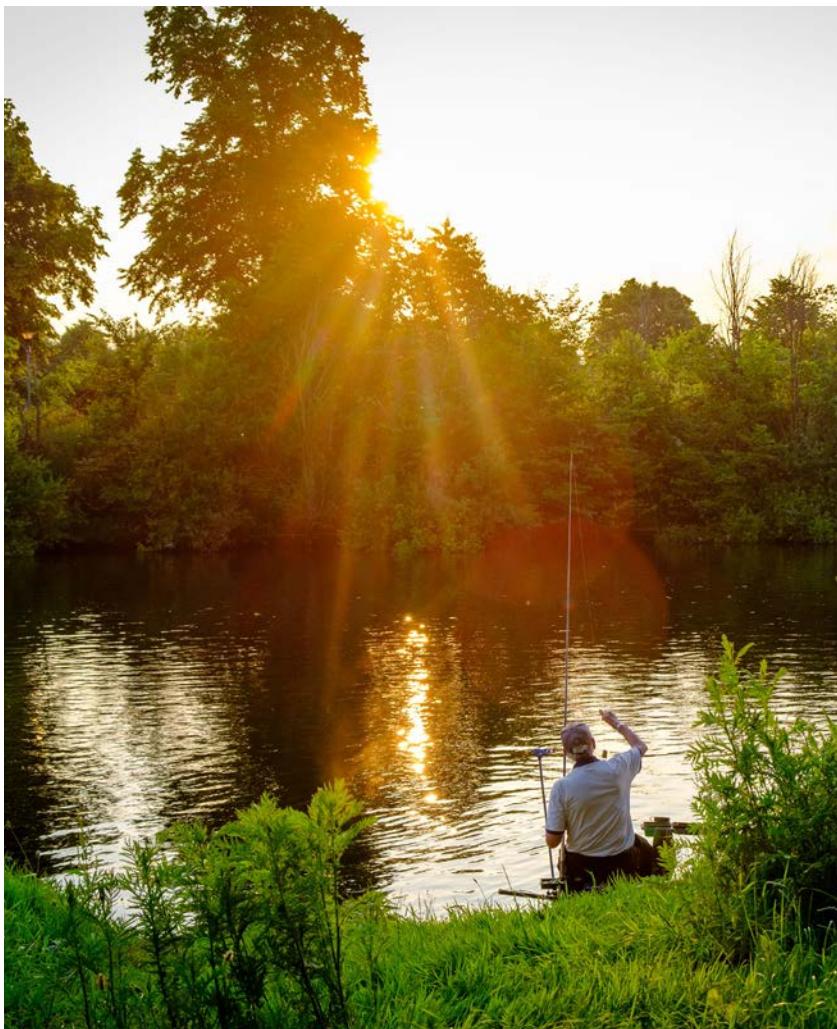
Choice of contemporary ceramic floor tiles

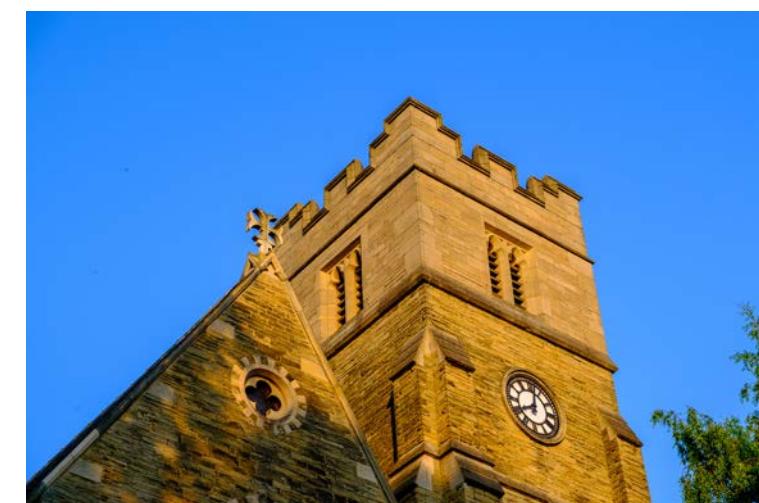
- Standard Specification
- Optional Upgrade



	Plot 1	Plot 2	Plot 3	Plot 4
ENSUITES - Bedroom 3				
White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Thermostatic shower with low profile shower tray and glass screen and recessed storage niches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wall hung WC pan with concealed cistern or close couple WC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Illuminated LED wall mirror with demister pads	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heated electric towel rail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Choice of full height wall tiling in a selection of colours including chrome trim	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Choice of contemporary ceramic floor tiles	<input checked="" type="checkbox"/>			
ENSUITES - Bedroom 4				
White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Thermostatic shower with low profile shower tray and glass screen and recessed storage niches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wall hung WC pan with concealed cistern or close couple WC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Illuminated LED wall mirror with demister pads	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heated electric towel rail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Choice of full height wall tiling in a selection of colours including chrome trim	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Choice of contemporary ceramic floor tiles	<input checked="" type="checkbox"/>			
HEATING & ELECTRICS				
Air Source Heat Pump System with Stelrad classic column white radiators	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Intruder alarm system with PIRs throughout ground floor, landings & all first floor external doors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke/CO2 detectors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Matt black LED down lighters to kitchen, bathroom, hall & ensuite	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shaver socket to bathrooms and ensuites	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Underfloor heating to Groundfloor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Underfloor heat matt to bathrooms and ensuites	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gate entry and intercom system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Full MVHR system throughout	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Provision for Fibre Broadband	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
INTERNAL FINISHES				
White Shaker style doors with black handles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings and walls finished in white emulsion throughout	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Deep skirting and architrave finished in satin with matching window boards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Click Definity matt black light switches and high level sockets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Click mode white plastic to all low level accessories & high level TV's etc	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bespoke black handrails / newels with glass panels to all staircases	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fitted wardrobes to master bedrooms supplied by Nixons Project Exclusive	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Choice of contemporary tiled flooring to kitchen, WC, bathroom, utility/ensuite & Hallway.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Standard Specification				
<input type="checkbox"/> Optional Upgrade				

	Plot 1	Plot 2	Plot 3	Plot 4
EXTERNAL				
Modern Aluminum windows, sliding doors onto 1st floor balcony areas Anthracite internal, Anthracite external colour	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Coloured Aluminum composite front door with multi point locking system, Anthracite internal, Anthracite external colour	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garage with retractable steel door in Ceder wood effect	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting and sockets to garage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22 KW three phase electric car charging point	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
External lighting to each plot - Wall lights and bollards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Outside tap to rear garden	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
External electric socket to rear garden	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Turf to rear garden with patio (refer to site specific layout)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Raised decking platforms and porcelain paving to rear gardens (refer to site specific landscape plans).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Front garden turfed and landscaped	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1.8m high timber fencing (refer to site specific layout)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Automatic Gate system to private drives	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zinc Metal guttering and downpipes	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Standard Specification				
<input type="checkbox"/> Optional Upgrade				







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