## Gusto Homes at Collingham Station Road, Collingham, Newark NG23 7RA



Please note that these particulars do not form part of any contract, and the vendors reserve the right to alter specification and/or design without notice. Purchasers must check with our sales advisors on the specification of the plot of their choice which may be subject to planning variations.

Sales Specification	Available pre-roof	The Clapton	The Ellington	The Winehouse	The Osbourne	The Sheeran	The Weller	The Bowie	The Costello
Number of Bedrooms		2	3	3	3	3	3	4	4
Plot Numbers:		10-12 & 19-21	22, 26 & 29	33 & 34	17 & 18	8 & 9	4 & 5	23-25, 27, 28, 30- 32 & 35	1-3, 6 & 7
<b>Enhanced Energy-Saving Features</b>									
4.5 kW photo-voltaic (PV) panels on roof								✓	
3.6 kW photo-voltaic (PV) panels on roof			<b>√</b>	$\checkmark$					
"Immersun" system (to divert PV-generated energy to the hot water cylinder, if otherwise not being used)			✓	✓				✓	
Triple-glazing & high-performance openings			<b>√</b>	✓				$\checkmark$	
Increased cavity walls and loft insulation (200mm & 400mm respectively)			<b>✓</b>	✓				✓	
Thermal-mass increased (to improve winter heat-retention, and summer cooling)			✓	✓				✓	
Higher air-tightness specification (again to improve winter heat retention) and air-quality management system			<b>✓</b>	✓				✓	
Advanced infra-red heating technology to minimise heating running-costs			<b>√</b>	$\checkmark$				$\checkmark$	
Energy Monitoring System (optional Extra)	$\checkmark$								
Internal									
Ceilings – finished in white emulsion		<b>√</b>	<b>√</b>	<b>√</b>	<b>V</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
Walls – finished in strong white emulsion		<b>√</b>	<b>V</b>	<b>V</b>	<b>V</b>	<b>V</b>	<b>V</b>	<b>V</b>	<b>V</b>
Doors – finished in "Purbeck Stone"		<b>√</b>	<b>√</b>	<b>V</b>	<b>V</b>	<b>√</b>	<b>V</b>	<b>V</b>	<b>√</b>
Woodwork – finished in "Purbeck Stone"		<b>√</b>	<b>V</b>	<b>V</b>	<b>V</b>	<b>√</b>	<b>V</b>	<b>V</b>	<b>√</b>
Ironmongery – 3 handle choices, "Plus", "Colima" or "Aztec SCP" ranges	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
Staircase – Softwood painted "Purbeck Stone", with Oak handrails & newalls		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
Master Bedroom wardrobes – Mirrored-doors Gliderail system with both full and double height hanging, and a shelf stack		<b>√</b>	<b>V</b>	<b>√</b>	✓	✓	✓		<b>√</b>
Bedroom 2 wardrobes – As Master Bedroom			<b>√</b>	<b>√</b>				<b>√</b>	<b>√</b>
Walk-in-wardrobe with hanging space, drawers and shelving								$\checkmark$	

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Plot Numbers:		10-12 & 19-21	22, 26 & 29	33 & 34	17 & 18	8 8 9	4 & 5	23-25, 27, 28, 30- 32 & 35	1-3,687
Internal									
KITCHEN									
Fitted-kitchen (13 colour choices pre-roof)	$\checkmark$	✓	<b>√</b>	✓	✓	✓	$\checkmark$	✓	✓
Worktop – 25mm "Egger" decorative (3 colour choices preroof)	✓	<b>√</b>	✓	✓	✓	✓	✓	✓	<b>✓</b>
Hotpoint oven		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	✓	<b>√</b>	<b>√</b>
Hotpoint combi-microwave		<b>√</b>	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	<b>√</b>	$\checkmark$
Hotpoint gas-hob		<b>√</b>			✓	✓	✓		✓
Hotpoint induction hob			<b>√</b>	$\checkmark$				✓	
Hotpoint fridge-freezer		$\checkmark$			$\checkmark$	$\checkmark$	$\checkmark$		✓
Hotpoint larder fridge			<b>√</b>	✓				✓	
Hotpoint under-counter freezer			✓	✓				✓	
Hotpoint dishwasher		✓	<b>√</b>	<b>√</b>	✓	✓	$\checkmark$	✓	<b>√</b>
Hotpoint extractor-hood		$\checkmark$	<b>√</b>	$\checkmark$	$\checkmark$	$\checkmark$	✓	✓	$\checkmark$
Clothes washing-machine connections		<b>√</b>			<b>√</b>	<b>√</b>	<b>√</b>		
Sink – "1810 Company" Purquartz Shardduo 150i 1½-bowl Mixer-tap – "1810 Company" brushed-steel Courbe curved single-lever		✓	✓	✓	✓	✓	✓	✓	✓ ✓
Flooring – Moduleo "Transform vinyl (choices pre-roof)		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
UTILITY ROOM  Worktop – 25mm "Egger" decorative (3 colour choices pre-									
roof)			<b>√</b>	<b>√</b>				<b>√</b>	<b>√</b>
Clothes washing-machine connections			<b>√</b>	<b>√</b>				<b>√</b>	<b>√</b>
Space for condenser tumble-dryer								✓	<b>√</b>
Surface-mounted sink & mixer-tap			<b>V</b>	<b>V</b>				<b>√</b>	
"Pulley-Maid" clothes-airer			<b>V</b>	<b>V</b>				<b>V</b>	
Flooring – "Moduleo" Transform vinyl (choices pre-roof)			<b>√</b>	<b>√</b>				<b>√</b>	<b>√</b>
/CLOAKROOM next page									

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Number of Bedrooms		2	3	3	3	3	3	4	4
Plot Numbers:		10-12 & 19-21	22, 26 & 29	33 & 34	17 & 18	8 & 9	4 & 5	23-25, 27, 28, 30- 32 & 35	1-3, 6 & 7
Internal									
CLOAKROOM									
WC – "Studio Echo" close-coupled		<b>√</b>			<b>√</b>	✓	✓		
Basin – "Sottini Magra" with Ceraflex mixer-tap		$\checkmark$			$\checkmark$	$\checkmark$	$\checkmark$		
WC – "Sottini Mavone" close-coupled			<b>√</b>	✓				✓	✓
Basin – "Sottini Magra" with Tesino mixer-tap									<b>√</b>
Basin – "Sottini Isarca" with Tesino mixer-tap			<b>√</b>	✓				✓	
Basin splash-back tiling – "Verano Blanco"		<b>√</b>	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	<b>√</b>	<b>√</b>
Flooring – "Moduleo" Transform vinyl (choices pre-roof)		<b>√</b>	✓	✓	✓	✓	✓	✓	✓
BATHROOM									
WC – "Studio Echo" close-coupled		<b>√</b>			<b>V</b>	<b>V</b>	<b>√</b>		
Basin – "Studio Echo" with "Ceraflex" mixer-tap Bath & Shower – "Tesi" bath & "Alto" shower with "Ceraflex"		<b>V</b>			<b>V</b>	<b>V</b>	<b>V</b>		
mixer-tap		<b>√</b>			V	<b>√</b>	<b>√</b>		
WC – "Sottini Mavone" close-coupled			<b>√</b>	✓				✓	$\checkmark$
Basin – "Sottini Isarca" with Tesino mixer-tap			<b>√</b>	$\checkmark$				<b>√</b>	$\checkmark$
Bath & Shower – "Lato" bath & "Ceratherm" shower with "Tesino" mixer-tap			<b>√</b>	✓				✓	✓
Tiling – "Verano Blanco" ½-height to basin & toilet		<b>√</b>	<b>√</b>	✓	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
Tiling – "Verano Gris" full-height around the bath		$\checkmark$	$\checkmark$	<b>√</b>	$\checkmark$	$\checkmark$	$\checkmark$	<b>√</b>	<b>√</b>
Mirror cupboard with integrated light and shaving point		✓	<b>√</b>	✓	✓	✓	✓	✓	✓
Towel-rail – chrome radiator with summer thermostat		<b>√</b>	<b>√</b>	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	✓	<b>✓</b>
Flooring – "Moduleo Transform" vinyl		✓	✓	✓	$\checkmark$	$\checkmark$	$\checkmark$	✓	✓
Extractor-fan with isolation switch		<b>√</b>	<b>√</b>	✓	✓	$\checkmark$	$\checkmark$	✓	<b>✓</b>
/EN-SUITE – next page									

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Number of Bedrooms		2	3	3	3	3	3	4	4
Plot Numbers:		10-12 & 19-21	22, 26 & 29	33 & 34	17 & 18	8 8 8	4 & 5	23-25, 27, 28, 30- 32 & 35	1-3, 6 & 7
Internal									
EN-SUITE – BEDROOM 1  Vanity Unit – "Sottini Magra" with countertop basin			<b>√</b>	<b>√</b>		<b>√</b>	<b>√</b>	<b>√</b>	✓ ✓
Tap-set – "Tesino" basin mixer			<b>√</b>	<b>√</b>				<b>√</b>	<b>√</b>
Tap-set – "Ceraflex" basin mixer						✓	✓		
WC – "Sottini Mavone" close-coupled			$\checkmark$	<b>√</b>				$\checkmark$	<b>✓</b>
WC – "Studio Echo" close-coupled						$\checkmark$	$\checkmark$		
Shower tray – 1500mm x 700mm with "Ceratherm" thermostatic bar shower									✓
Shower tray – 1200mm x 700mm with "Alto" thermostatic bar shower							$\checkmark$		
Shower tray – 1400mm x 900mm with "Alto" thermostatic bar shower						✓			
Shower tray – 1700mm x 700mm with "Ceratherm" thermostatic bar shower Shower tray – 1400mm x 800mm with "Ceratherm"								<b>√</b>	
thermostatic bar shower			<b>√</b>	<b>√</b>					
Mirror cupboard with integrated light shaving point			<b>√</b>	<b>V</b>		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
Tiling – "Verano Blanco" 1/2-height to basin & toilet			<b>V</b>	<b>V</b>		<b>√</b>	V	V	<b>V</b>
Tiling – "Verano Gris" full-height in shower			<b>√</b>	<b>√</b>		<b>V</b>	<b>√</b>	<b>√</b>	<b>V</b>
Towel-rail – chrome radiator			V	<b>V</b>		V	<b>√</b>	<b>V</b>	<b>V</b>
Flooring – "Moduleo Transform" vinyl			<b>√</b>	<b>V</b>		<b>√</b>	<b>√</b>	<b>√</b>	<b>V</b>
Extractor-fan with isolation switch			<b>√</b>	<b>√</b>		<b>√</b>	<b>√</b>	<b>√</b>	<b>✓</b>
EN-SUITE – BEDROOM 2								<b>√</b>	
Shower tray - 1500mm x 700mm with "Ceratherm" thermostatic bar shower								✓	
Otherwise, all as the en-suite in bedroom 1								<b>√</b>	
/ELECTRICAL, HEATING & HOT WATER – next page									

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Plot Numbers:		10-12 & 19-21	22, 26 & 29	33 & 34	17 & 18	8 & 9	4 & 5	23-25, 27, 28, 30- 32 & 35	9
Internal									
ELECTRICAL, HEATING & HOT WATER									
Boiler – wall-mounted "Ideal Logic" combi gas boiler		✓			$\checkmark$	$\checkmark$	✓		$\checkmark$
Radiators – with thermostatic valves, in all habitable rooms (unless *)		✓			✓	✓	✓		✓
Underfloor-heating to ground-floor						✓	✓		✓
Advanced infra-red heating technology to minimise heating			<b>√</b>	<b>√</b>				<b>√</b>	
running-costs Wall-sockets – brushed-chrome mid-level sockets			<b>√</b>	<b>√</b>		<b>√</b>	<b>√</b>	1	<b>√</b>
Wall-sockets – white plastic mid-level sockets		<b>√</b>	<b>√</b>	·	<b>√</b>	·	,	· ·	Ť
Wall-sockets – white plastic low-level sockets		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
Smoke/heat detectors – throughout property to current legislation		<b>✓</b>	<b>✓</b>	✓	✓	✓	✓	<b>√</b>	<b>✓</b>
LED Downlighters to Kitchen		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
LED Downlighters to Utility			<b>√</b>	$\checkmark$				<b>√</b>	<b>√</b>
LED Downlighters to downstairs WC, bathroom and en-suite		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	✓
Pendant lights to all other rooms		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	✓	<b>√</b>	<b>✓</b>
TV points to living room and all bedrooms		✓	✓	✓	$\checkmark$	✓	✓		✓
TV points to living room and bedrooms 1, 2 & 3								<b>√</b>	
TV points to kitchen/diner									✓
TV points to study area			<b>√</b>	$\checkmark$				✓	$\checkmark$
Fibre-optic cable connection to all properties		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	✓	$\checkmark$
Internet – hard-wired to living room (and study if applicable)		<b>√</b>	<b>√</b>	$\checkmark$	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
/External Specification on next page									

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External									
GENERAL									
Brickwork – in accordance with plans		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
Roof – "Forticrete" SL8 roof-tiles in grey		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
External claddings – "Marley Eternit" cedral click cladding in grey		$\checkmark$	$\checkmark$	✓	✓	✓	✓	$\checkmark$	✓
Windows – engineered timber, double-glazed		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	<b>√</b>
Driveway & Front-path – block-paved		✓	✓	✓	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	✓
Patio & Garden-path – Indian sandstone in grey		✓			✓	✓	✓		<b>✓</b>
Patio – Focus porcelain in anthracite			$\checkmark$	$\checkmark$				$\checkmark$	
Garden path – block paving			<b>√</b>	<b>√</b>				✓	
EXTERNAL DOORS Front Door – "Bowater by Birtley" secured by design									
composite door Utility-room Door – "Bowater by Birtley" secured by design		<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓ ✓
composite door Patio Door – engineered timber, triple-glazed		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
Door-bell		✓	<b>✓</b>	✓	✓	✓	✓	✓	<b>✓</b>
200. 00									
GARDEN									
Fencing – in accordance with plans		✓	✓	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	✓
Turfing – to the front & rear		<b>√</b>	<b>√</b>	✓	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	<b>✓</b>
External Tap – rear garden		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	<b>√</b>
External tap – to front			$\checkmark$	$\checkmark$				$\checkmark$	
External Socket – rear garden			<b>√</b>	<b>√</b>		<b>√</b>	<b>√</b>	✓	<b>√</b>
EXTERNAL LIGHTING									
At all external doors		<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
GARAGES			$\checkmark$	$\checkmark$		$\checkmark$	$\checkmark$	$\checkmark$	<b>√</b>
Doors – electrically operated			$\checkmark$	<b>√</b>		$\checkmark$	<b>√</b>	$\checkmark$	$\checkmark$
Power & Lighting			<b>√</b>	<b>√</b>		<b>√</b>	<b>√</b>	<b>√</b>	$\checkmark$