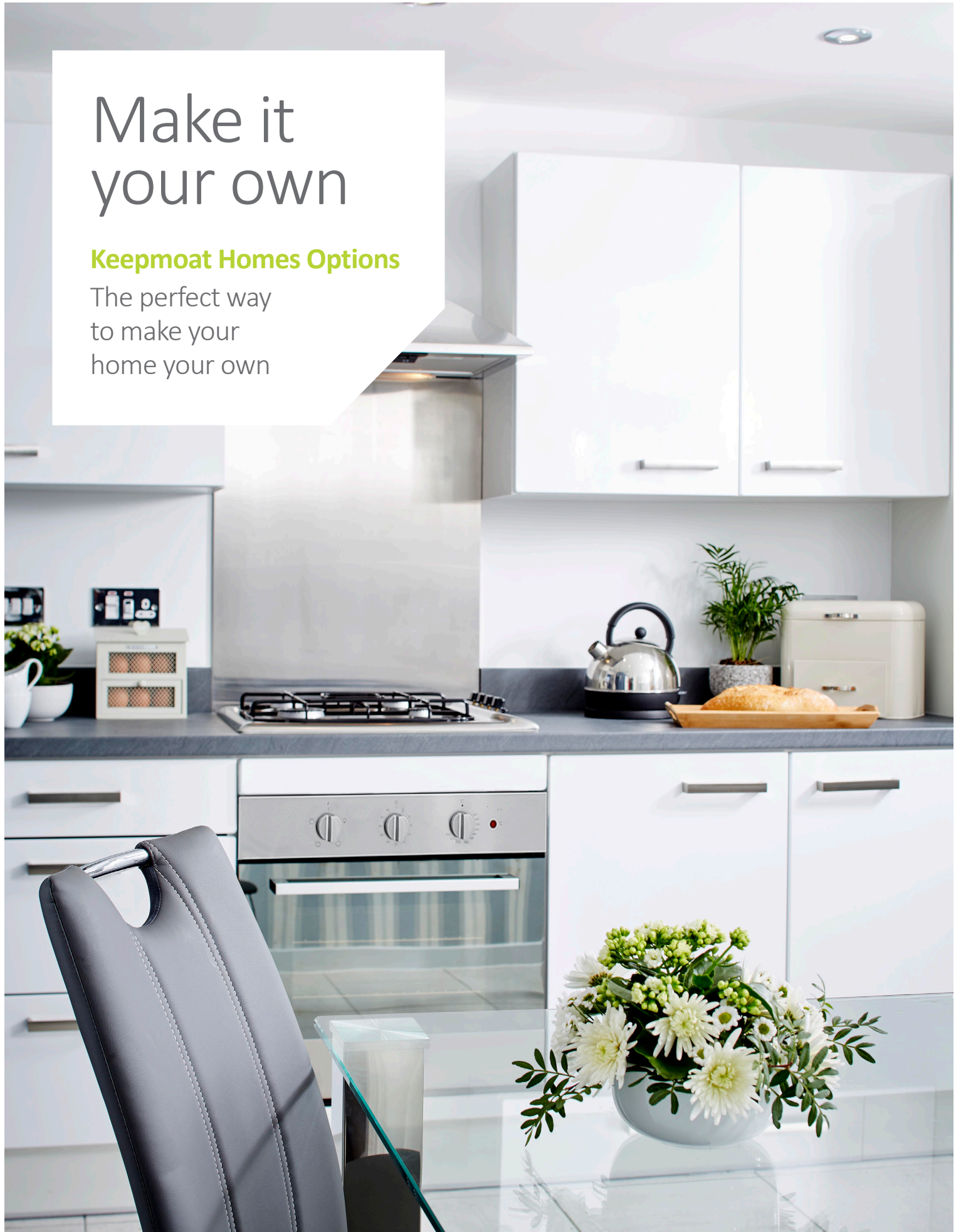


Make it your own

Keepmoat Homes Options

The perfect way
to make your
home your own



We never forget it's your home.

That's why, with Keepmoat Homes Options, you can make your home fit how you want to live.

Choose your perfect kitchen and the bathroom you've always dreamt of.

You can even pick more practical things, like extra electrical points and lighting.

Be inspired and make your home yours.





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Images shown throughout this brochure are for illustration purposes only.
Check with your Home Sales Executive for the exact specification at your development.





How to make your home your own.

Once you've reserved your home, we'll invite you back into the Sales Information Centre for your Options meeting.

This is the exciting bit. It's here you can discuss all the ways you can personalise your home with your Home Sales Executive.



Good to know.

Once the roof is on the property all options are no longer available.

Please speak to your Home sales Executive for the build stage of your home.



Kitchen

Your kitchen is the heart of your home. So pick a style, colour and finish that really works for you.

And when you've done that, add a few luxurious upgrades or additions to make your kitchen ready for action from day one.



Our Standard Kitchen Design

Our Standard Kitchen Design gives you a great choice of worktop and door styles, from modern and contemporary to classic and traditional.



- 1 Choice of worktops from Finish Level 1
- 2 Choice of soft close doors from Finish Level 1 *
- 3 Upstand to match worktop
- 4 Wall units
- 5 Boiler housing (Where boiler is positioned in kitchen. Some detached house types have the boiler in the garage)
- 6 Extractor hood
- 7 Stainless steel splashback
- 8 Stainless steel conventional electrical oven
- 9 Stainless steel gas hob
- 10 Stainless steel single bowl sink
- 11 Bristan Cinnamon mixer tap
- 12 Proprietary sink liner to base unit
- 13 Space for fridge freezer*
- 14 Dishwasher space* (Not all house types have dishwasher space).
- 15 Space for washing machine*

*Image shows Integrated Appliance Package, Upgraded Finish Level and matching end panels and plinths from the upgraded Design Level, available at additional cost. Appliance spaces may vary depending upon house type.



9 Stainless steel gas hob



10 Stainless steel single bowl sink



11 Bristan Cinnamon mixer tap

Kitchen Finish Levels

Our Standard Kitchen Design includes a selection of finishes taken from our Finish Level 1 range. There are two further Finish Level upgrades available; Finish Level 2 includes additional choices of upgraded frontals and worktops and Finish Level 3 introduces further choices to include coloured shaker frontals.



Make it yours:	2 bed	Aptmt	FOG	3 bed	4 bed
Code	KITLVL001	KITLVL001	KITLVL001	KITLVL002	KITLVL003
Finish Level 2 – Wider selection of doors and worktops (door frontals only)	✓	✓	✓	✓	✓

Code	KITLVL004	KITLVL004	KITLVL004	KITLVL005	KITLVL006
Finish Level 3 – Wider selection of doors and worktops (door frontals only)	✓	✓	✓	✓	✓



Kitchen Design Level Upgrade

If you fancy a little more luxury, you can opt for our Kitchen Design Upgrade which offers a range of additional features.

Upgrade includes:	2 bed	Aptmt	FOG	3 bed	4 bed
Code	BTG001	BTG001	BTG001	BTG002	BTG003
Glass splashback	✓	✓	✓	✓	✓
Stainless steel electric fan assisted oven	✓	✓	✓	✓	✓
Stainless steel Leisure Linear 1.5 sink bowl with Bristan Raspberry mixer tap	✓	✓	✓	✓	✓
Choice of worktop and doors from Finish Level 1 or 2 range	✓	✓	✓	✓	✓
Matching end panels, plinths and corner posts	✓	✓	✓	✓	✓
Removable additional base unit in dishwasher space (includes services for future dishwasher installation)	✓	✓	✓	✓	✓

Code	KITLVL007	KITLVL007	KITLVL007	KITLVL008	KITLVL009
Finish Level 3 - choice of additional worktops and frontals including end panels, plinths and corner posts	✓	✓	✓	✓	✓



Electric fan assisted oven



Glass splashback



Bristan Raspberry mixer tap



Leisure Linear 1.5 bowl

Kitchen Mix and Match

For even more flexibility, you can also pick additional items from our range. Just let your Home Sales Executive know what you want and it will be installed and ready for when you move in.



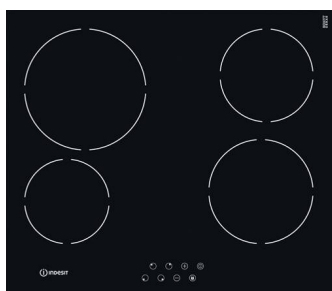
Glass splashback



Electric fan assisted oven



Electric fan assisted double oven
(built under)



Ceramic Hob



Chimney hood

Make it yours:	Code
Glass splashback	KIT001
Electric fan assisted oven	KIT002
Electric fan assisted double oven (built under)	KIT003
Ceramic hob	KIT005
Chimney hood	KIT006



Free Standing Kitchen Appliance Package

With our great value Free Standing Kitchen Appliance Package, your kitchen will be ready to use from day one and comes with the benefit of our standard warranty. If there's a dishwasher space in your kitchen, a dishwasher would be automatically included in your order if you select this package.



Free standing washer



Free standing dishwasher 450mm



Free standing dishwasher 600mm
(Where space available)



Free standing fridge freezer

Package includes:	Homes with a dishwasher space	Homes without a dishwasher space
Code	KIT007	KIT008
Free standing washer	✓	✓
Free standing fridge freezer	✓	✓
Free standing dishwasher	✓	



Please ask your Home Sales Executive whether your house type has space for a dishwasher.

Integrated Kitchen Appliance Package

For a sleek, streamlined finish, you could opt for our Integrated Kitchen Appliance Package, which comes with the benefit of our standard warranty. If there's a dishwasher space in your kitchen, a dishwasher would be automatically included in your order if you select this package.



Integrated washer



Integrated dishwasher
450mm



Integrated dishwasher 600mm
(Where space available)



Integrated 50/50
fridge freezer

Package includes:	Homes with a dishwasher space	Homes without a dishwasher space
Code	KIT009	KIT010
Integrated washer	✓	✓
Integrated fridge freezer	✓	✓
Integrated dishwasher	✓	



Please ask your Home Sales Executive whether your house type has space for a dishwasher.

Kitchen Floor Tiling

Make your kitchen even more luxurious and upgrade your floor tiles with ones from our stylish Porcelanosa range.

You can mix and match styles, colours and textures to create a look that's unique to you.

Make it yours:	Standard tiles	Premium tiles
Code	TIL003	TIL004
Floor tiling to kitchen (including dining area when not separated via wall and door)	✓	✓



Please speak to your Home Sales Executive for more details or to view the range of Standard and Premium tiles available

Bathroom

One minute your bathroom is a private sanctuary just for you. The next (especially in the morning) it's the most popular room in the house.

So make sure your bathroom works for you.



Good to know.

Downstairs cloakrooms and en suites are subject to housetype. Please speak to your Home Sales Executive for details.

Our Standard Bathroom

At Keepmoat Homes we pride ourselves on the quality of our bathrooms. Our standard bathrooms, en suite and cloakrooms include:

Standard family bathroom

- Twyford Alcona Flushwise toilet cistern and pan with Alcona seat
- Twyford Alcona 55cm basin with Energy pedestal and Bristan Smile basin mixer tap
- Twyford Opal bath with grip handles
- Bristan Smile bath shower mixer tap to bath
- Twyford bath panel



Twyford Alcona toilet

Standard en suite (where present)

- Twyford Alcona Flushwise toilet cistern and pan with Alcona seat
- Twyford Alcona 55cm basin with Energy pedestal and Bristan Smile basin mixer tap
- Twyford Zing mixer bar shower to en suite
- Twyford shower tray and enclosure



Twyford Alcona basin



Twyford Anglo corner basin and pedestal

Standard cloakroom (where present)

- Twyford Alcona Flushwise toilet cistern and pan with Alcona seat
- Twyford E100 round 360 x 290mm basin with pedestal or Twyford Anglo 1TH corner basin with pedestal
- Bristan Frenzy mono block mixer tap



Bristan Basin tap



Bristan Smile bath / shower mixer tap



Bristan Frenzy mixer tap

Good to know.

Specification may change depending on whether your home has a downstairs cloakroom and an en suite



Twyford Opal Bath

Bathroom Upgrade Additions

Why not make your bathroom, en suite and cloakroom even more lavish with one of our upgrade packages?

Contemporary style suite upgrade

- Twyford Energy close coupled toilet cistern and pan with dual flush and Twyford E100 seat
- Twyford Energy square 55cm basin with Moda pedestal and Bristan Smile basin mixer tap
- Twyford E100 square with pedestal or Twyford Energy corner basin with pedestal (depending on housetype) with Bristan Frenzy basin mixer tap to cloakroom



Twyford Energy corner basin and pedestal



Twyford E100 square basin with pedestal



Bristan Zing mixer bar shower



Electric Shower

Shower over bath upgrade

- Choice of mixer bar shower or electric shower
- Twyford single panel glass screen enclosure
- Full tiling to walls around bath

Towel rail upgrade

- White heated towel rail in lieu of radiator
- Chrome heated towel rail in lieu of radiator



White towel rail



Chrome towel rail

Contemporary style suite upgrade	Code
Types without en suite	BAT001
Types with en suite	BAT002
Shower over bath upgrade	Code
Mixer bar shower with glass screen enclosure and tiling	BAT005
Electric shower with glass screen enclosure and tiling	BAT006
Towel rail upgrade	Code
White tower rail in lieu of radiator*	BAT003
Chrome towel rail in lieu of radiator*	BAT004

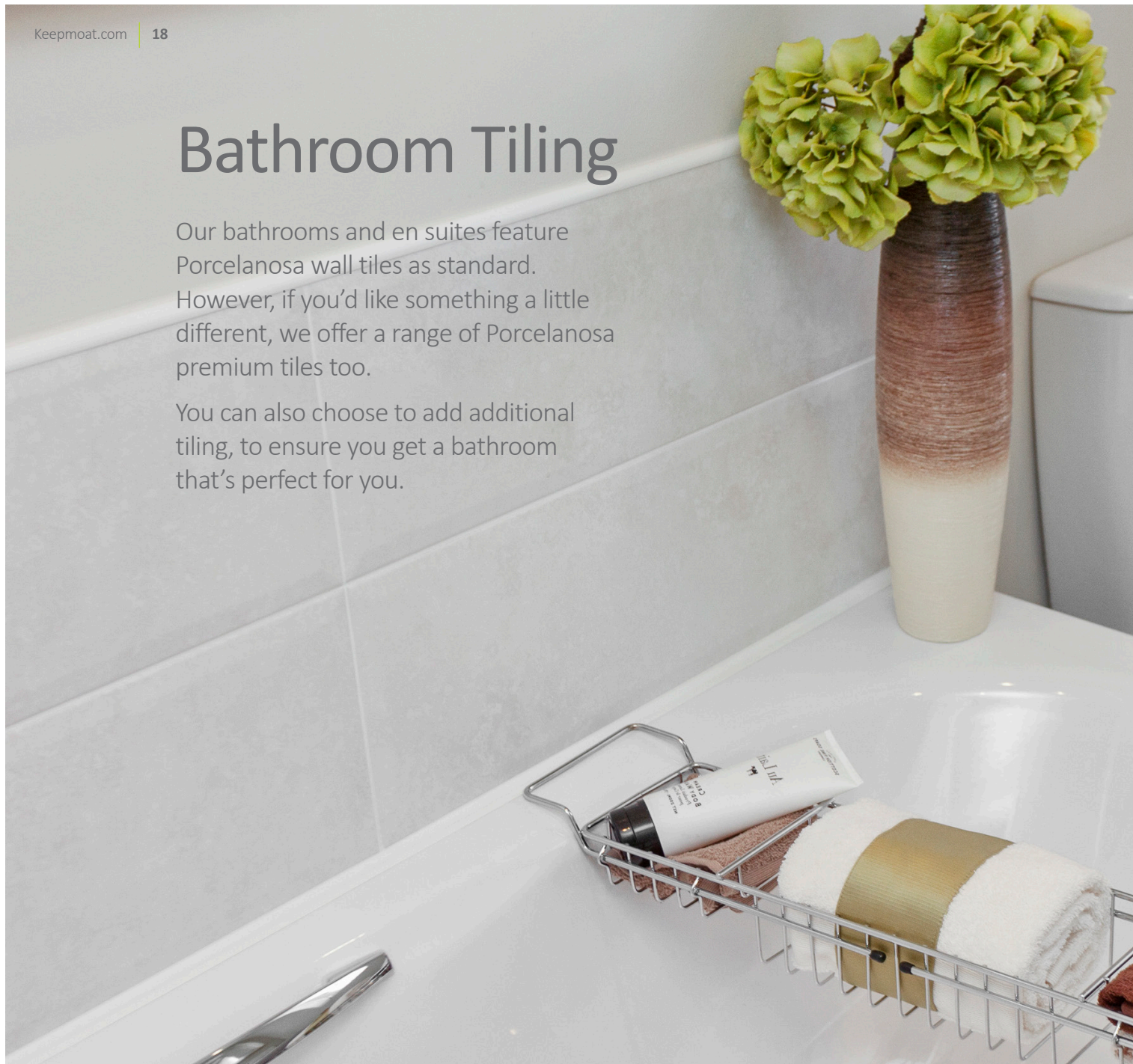
*Towel rail location may differ from radiator position



Bathroom Tiling

Our bathrooms and en suites feature Porcelanosa wall tiles as standard. However, if you'd like something a little different, we offer a range of Porcelanosa premium tiles too.

You can also choose to add additional tiling, to ensure you get a bathroom that's perfect for you.



Standard tiling

- Splashback around the bath
- Full height tiling to the shower enclosure
- UPVC trim in a colour to match the tiles

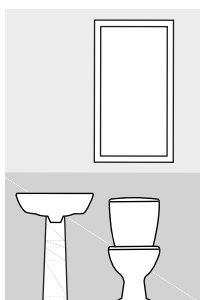
Tile area options

- Full height tiling to the walls around the bath
- Half height tiling to the walls behind the W.C basin

Other upgrades

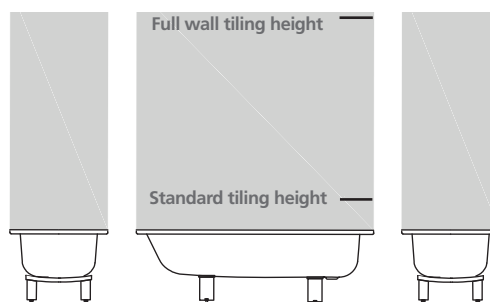
- Choice of Premium Tiles
- Aluminium trim

Half height tiling



Half height tiling to walls behind WC and basin only (and only when basin is on the same wall as WC. Where this is not the case, half height tiling to wall behind WC only with splashback above basin.

Full height tiling to bath



Full height tiling to 2 or 3 walls (dependent on layout) around the bath.

Note - this is included if you are taking the upgraded shower over bath option (BAT005/BAT/006).

Make it yours:	Code
Standard tiles half height tiling to bathroom	TIL007
Premium tiles half height tiling to bathroom	TIL008
Standard tiles half height tiling to en suite	TIL009
Premium tiles half height tiling to en suite	TIL010
Standard tiles full height tiling over bath	TIL005
Premium tiles full height tiling over bath	TIL006
Anodised Aluminium tile edging trim in place of UPVc to bathroom	TIL011
Anodised Aluminium tile edging trim in place of UPVc to en suite	TIL012

Floor tiles to bathroom and en suite

Give your bathroom and en suite a premium finish with the addition of floor tiles from our stylish Porcelanosa range.

Make it yours:	Floor tiles (types without en suite)	Floor tiles (types with en suite)
Code	TIL001	TIL002



Electrical

From the latest multimedia charge points, to simply making sure you have all the right points in all the right places, we'll guide you through all your electrical options.



Our Standard Electrical Package

At Keepmoat Homes, quality and design comes built in. The electrical items included in your Keepmoat home will contain as standard:

- White pendant or bulkhead light fittings
- Dome light fitting to bathroom / en suite
- White plastic switches, sockets and light fittings with low energy bulbs
- White plastic telephone and TV point to lounge only
- External Light (for developments in Scotland only)



White pendant fitting



Dome light fitting (bathroom only)



White plastic switches and sockets



White plastic telephone and TV point

Electrical Additions

Kitchen Electrical Upgrades

Upgrade from traditional white socket and switches to more stylish polished chrome sockets and switches in your kitchen (where exposed above worktop).*



Why not?

Create a fantastic ambience in your kitchen with stylish under unit lighting.

Make it yours:	Code
Replace all white plastic double sockets, cooker control point and grid switch plate and inserts with chrome sockets and switches (where exposed above worktop).	ELEC001
Under unit LED lighting**	KIT011

* Light switches and low level sockets not included.

** Number of under unit lights will vary by kitchen design.

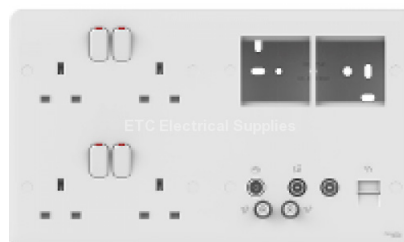


Sockets

Need more sockets, USB sockets, or even a media plate? No problem. Just let your Home Sales Executive know what you need.



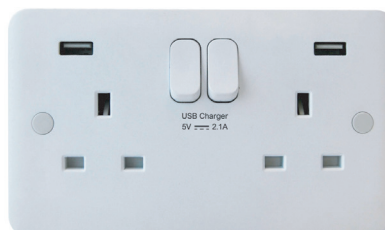
Additional TV or telephone point
Add extra points in the location of your choice.*



Media plate
Replace individual sockets, TV and telephone points behind TV in living room with a single media plate.



Additional double socket
Add as many sockets as you like.



USB socket
Replace traditional double socket with USB charging enabled socket.



External socket
Fitted to rear wall of house only

Make it yours:	Code
Additional TV point*	ELEC002
Additional telephone point	ELEC003
Media plate	ELEC004
Additional double socket	ELEC005
Upgrade double socket to a USB version	ELEC006
External double socket	ELEC011

* Does not include TV aerial or Satellite connection or service.



External Lighting and Access Control

Our Electrical Additions range includes everything from simply designed exterior lighting to the very latest wireless alarm technology.

Browse through the selections below and personalize your home's security.



Traditional half lantern external light or Contemporary external light (development specific)



Chrome downlighter (Available in kitchen, hallway, bathroom and en suite)



100W flood light with PIR



Wireless door bell

Lighting	Code
Traditional half lantern external light or contemporary external light (development specific)	ELEC012
100W Flood light with PIR	ELEC013
Chrome downlighters*	ELEC014

Access Control	Code
Wireless door bell	ELEC007

Security



Wireless alarm

Make it yours:	2 bed	Aptmt	FOG	3 bed	4 bed
Code	ELEC008	ELEC008	ELEC008	ELEC009	ELEC010
Wireless alarm	✓	✓	✓	✓	✓

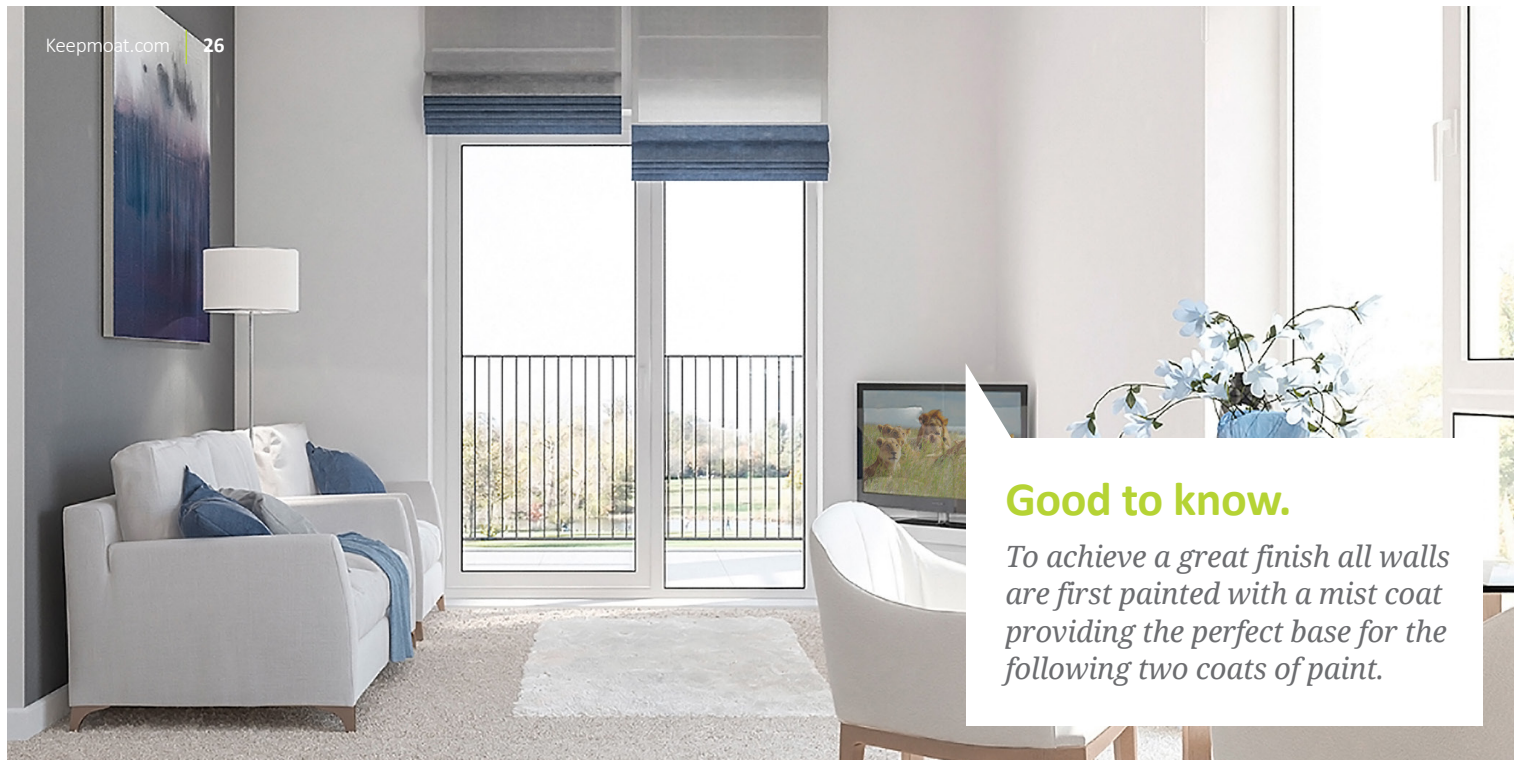




Finishing Touches

We can help you make every part of your home just right for you.

From carpet upgrades to patios that are perfect for those long summer evenings, talk to your Home Sales Executive to find out more about your options.



Home Interior

It's often the little details that make a house feel like a home. That's why all Keepmoat homes include:

- Timber skirting throughout
- Pencil edged architraves
- Quality internal timber doors with stylish handles
- Walls and ceilings painted with two coats of Dulux emulsion
- Two coats of white gloss to exposed woodwork

Additional Extras

Your Home Sales Executive can also offer a range of additional extras to create that perfect homely feel. They include:

- Carpet and Vinyl package – a choice of fitted carpets throughout all living areas and hallways (including bespoke barrier mat at entrance) and non-slip vinyl to kitchens, WC, bathrooms and en suites
- Carpet upgrade – a choice of additional, premium quality flooring

Make it yours:	Code
Carpet and Vinyl Package	CARP001
Carpet Upgrade	CARP002



Please ask your Home Sales Executive for price details.





Good to know.

If you choose to turf your rear garden, we strongly recommend purchasing an outdoor tap to enable you to maintain the high quality turf.

Garden

All front gardens are turfed and landscaped in accordance with the development layout. You have a range of options for your rear garden:

Standard rear garden

- 3 x 600mm x 600mm grey paving slabs adjacent rear door, with a 600mm wide paving flagged path leading to the garden entrance
- Rear gardens are rotovated

Rear garden upgrades

- Additional 3 x 600mm x 600mm grey paving slabs adjacent rear door, with a 600mm wide paving flagged path leading to the garden entrance
- Outside tap
- Fully turfed rear garden

Make it yours:	Code
Additional 3 x 600 x 600mm grey paving slabs	EXT001
Outside tap	EXT002
Turf to rear garden	EXT003



Turf price is per square metre, total price is dependent upon garden size. Please ask your Home Sales Executive for details.



