



# Western Gate

## Specification

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**Bovis  
Homes** 

# Unique specification

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building

regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

	2 bedroom The Ivy The Hawthorn	3 bedroom The Magnolia The Rowan The Spruce The Beech	4 bedroom The Rosewood The Juniper The Chestnut The Maple The Aspen SE	5 bedroom The Redwood
<b>Kitchen</b>				
Choice of Standard range kitchen (doors and worktops)*	■	■	■	■
Choice of Premium range fitted kitchen (doors and worktops)*				■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■			■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■
Indesit hob with built-in Indesit under worktop oven stainless steel splashback and curved glass chimney hood	■	■		
Indesit hob with built-in Indesit double oven, with glass splashback and curved glass chimney hood			■	■
Bosch hob with built-in Bosch double oven at high level, with glass splashback and stainless steel pyramid chimney hood				■
Fridge / freezer space	■	■		
Integrated (Indesit) 50 / 50 fridge freezer			■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Integrated (Indesit) dishwasher				■
Space for washing machine with plumbing and electrics in kitchen or utility	■	■	■	■

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<b>Bathrooms and en suite(s)</b>				
Ideal Standard contemporary white sanitaryware	■	■		
Ideal Standard contemporary white Concept Air sanitaryware suite with Aqua blade WC technology			■	■
Ideal Standard close coupled WC to cloakroom		■	■	■
Rainhead shower to en suite			■	■
Shower over the bath		■		
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to stand alone shower cubicle)*	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)			■	■
<b>Doors and Windows</b>				
Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	
Double glazed bi-fold doors			■	■
White cottage style internal doors with chrome lever handles	■	■	■	■

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Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■		■
<b>General</b>				
White painted walls and white ceilings	■	■	■	■
Combined usb / double socket in kitchen and 2 in bedroom 1	■	■	■	■
Multi-media point in living room (CAT 6 cabling)	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■
Master telephone socket (plus to study where applicable)	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■
Gas central heating with wall mounted heat boiler and separate hot water cylinder, programme selector and room thermostat(s)				■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Outside tap	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■
Mains wired smoke detectors with battery back-up (1 per floor)	■	■	■	■
Battery powered Carbon Monoxide detector located next to boiler	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
Landscaped front gardens	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■

- Fitted as standard - included in the property
- \* Subject to stage of construction

The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details.

Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant. This specification indicates, by means of a dot ( ■ ), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.



The streetscene shown on the front has been produced for illustrative purposes only.  
Please check the details of the homes you are interested in with the sales consultant.

**Bovis Homes Limited, West Midlands region**  
Bromwich Court, Highway Point, Gorse Lane, Coleshill, Warwickshire B46 1JU. Telephone: 01675 437 000

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