

So much choice...

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 contemporary 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.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



Beckfields Pocklington



When you have finished with this leaflet please recycle it.

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.

Produced by the Vistry Group Design Studio.

LB1483 DS06737 / 09.23



Specification

bovishomes.co.uk



Beckfields

Pocklington

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



Kitchen

2 bedroom
The Hawthorn
3 bedroom
The Magnolia
4 bedroom
The Willow
The Juniper
The Aspen
The Alder

Choice of Standard 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		■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility					■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■			
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood			■	■	■
Pendant light fitting	■	■	■	■	■
Fridge / freezer space	■	■			
Integrated (Indesit) 50 / 50 fridge freezer			■	■	■
Space for integrated dishwasher with plumbing and electrics (inc. removable base unit)	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	
Space for washing machine with plumbing and electrics in utility					■

Bathrooms and en suite(s)

Ideal Standard white sanitary ware suite	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■	■
Handheld hair wash attachment		■	■	■	■
Shower over the bath	■				
Second shower en suite to selected bedrooms					■
Choice of Standard Porcelanosa wall tiling (splashback and full-height around bath)*	■				
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■
White radiator in bathroom / en suite	■	■			
Chrome towel warmer in bathroom and en suite(s)			■	■	■

Bedrooms

Built-in wardrobe(s) to bedroom 1 (with shelf and rail)			■	■	■
---	--	--	---	---	---

Doors and Windows

2 bedroom
The Hawthorn
3 bedroom
The Magnolia
4 bedroom
The Willow
The Juniper
The Aspen
The Alder

Front door with multi-point security locking system and security chain	■	■	■	■	■
Chrome front door numbers	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■			
Powder coated aluminium double glazed bi-fold doors			■	■	■
Internal doors to be Cottage style pre-primed with Brass Satin finish handles	■	■	■	■	■
Paving from front of property to rear and paved area to rear French / bi-fold doors - please refer to drawings for exact positions	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■
Master telephone socket to living room, under-stairs, or study - please refer to plans	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	
Gas central heating with wall mounted 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)	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted 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