

**Included in the price of a Beal Home as standard:**



Thorpock  
Vale  
GAINSBOROUGH

| Interior Design Options                  |                           | Technology                     | Safety & Security                                                                                    | Kitchen                                                                                      | Electrical                                                                                                                                            | Plumbing & Heating                                                                                 | General                                                                                                  | Energy Efficiency Ratings                                                                                                                                                                                                           |
|------------------------------------------|---------------------------|--------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Private appointment at the Design Lounge | Floor plan layout options | Bespoke kitchen design service | Extensive selection of wall tiles available please refer to your sales executive for the tiled areas | Telephone, data, & TV points included (please refer to sales executive for specific details) | F4/Panels (Quantity & position will vary plot by plot) refer to plots 31-136 & 156-158 (please refer to your sales executive for further information) | Waste water heat recovery (applicable to plots 31-136 & 156-158)                                   | Hi-security multi-point door locking system to front entrance                                            | Very energy efficient - lower running costs                                                                                                                                                                                         |
|                                          |                           |                                | External light fitting to front entrance                                                             | 6ft privacy fencing to rear gardens                                                          | Gate to rear garden                                                                                                                                   | Security alarm                                                                                     | Security locks to windows (where applicable)                                                             | <div><div>A92+</div><div>B81-91</div><div>69-80C</div><div>55-68D</div><div>39-54E</div><div>21-38F</div><div>1-20G</div></div>                                                                                                     |
|                                          |                           |                                | Contemporary chrome handles fitted to all doors and windows                                          | Smoke alarm & carbon monoxide detector                                                       | Extensive selection of contemporary and traditional doors and laminate worktops                                                                       | Neff oven and 60cm gas hob with 60cm extractor                                                     | Neff oven and 60cm induction hob with 90cm extractor                                                     |                                                                                                                                                                                                                                     |
|                                          |                           |                                | Range of Tectonite sinks                                                                             | Integrated Neff fridge with ice box                                                          | 70/30 frost free fridge freezer                                                                                                                       | Neff integrated dishwasher                                                                         | Chrome downlights to bathroom / en-suite / cloakroom / kitchen & utility                                 |                                                                                                                                                                                                                                     |
|                                          |                           |                                | White downlights to bathroom, cloakroom and kitchen                                                  | Brushed chrome switches and sockets                                                          | External weatherproof double socket thermostat                                                                                                        | Dual zoned heating system with separate thermostat                                                 | Wood burning stove with oak beam and slate hearth                                                        |                                                                                                                                                                                                                                     |
|                                          |                           |                                | Combination boiler system (Cylinder to the Carlton, Habby & Canterbury)                              | White bowel rails to washrooms                                                               | Soft-close toilet seats                                                                                                                               | Thermostatically controlled shower over bath (family bathroom), and in en-suite (where applicable) | Bi-fold doors (please refer to your sales executive for further details) (French doors to the Stokesley) |                                                                                                                                                                                                                                     |
|                                          |                           |                                | Villeroy & Boch sanitary ware                                                                        | External tap                                                                                 | Thermostatic valves fitted to all radiators (except hallway / bedroom 1 / bathroom / en-suite / cloakroom)                                            | Carpet flooring to all rooms (except washrooms / kitchen / utility)                                | Laminate flooring to kitchen / dining areas                                                              |                                                                                                                                                                                                                                     |
|                                          |                           |                                | Floor tiling to bathroom / en-suite / cloakroom (where applicable)                                   | Electric sockets and light(s) in garage (where applicable)                                   | Bi-fold doors (please refer to your sales executive for further details) (French doors to the Stokesley)                                              | Turfed front garden                                                                                | Turfed rear garden with 100mm border                                                                     |                                                                                                                                                                                                                                     |
|                                          |                           |                                | Staircase includes oak handrail and white painted spindles                                           | Roller style garage doors (where applicable)                                                 | Garage floor and internal walls painted (where applicable)                                                                                            |                                                                                                    |                                                                                                          | England & Wales EU Directive 2010/31/EU - The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be. |

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