



DAVIDSON
A New Generation in Homes

DAVIDSONS SPECIFICATION OVERVIEW

Not all new homes are
created equal.

Our Rose Specification Standard
will soon show you why.



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Our simple Davidsons Rose Specifications will help you understand exactly what comes as standard in your new home

Once you have visited a Davidsons home, whether it be a stylish 2 bedroomed first time home, or a spacious 5 bedroom family home, you'll know that Davidsons are no ordinary house builder.

For a start, we design every single detail of both exterior and interior ourselves, this way we can ensure everything is just right for the way people live today. Architectural features are elegant and timeless allowing our homes to have a real kerb appeal. Interiors can either be contemporary and sleek or ooze traditional style - it's your choice.

Levels of craftsmanship are high throughout, from the materials we use to our energy saving practices.




The unique Davidsons Rose specification offers an uncomplicated overview of what is included as standard to the home you are buying.

You also get a greater say in how your home is finished, by using Your Choice and Bespoke - a selection of no cost and optional extras to make your home truly unique.

KEY TO ROSE SYMBOLS

-  Davidsons Gold Rose *Homes over 1500 sq. ft.*
-  Davidsons Black Rose *Homes over 1001 sq. ft.*
-  Davidsons Red Rose *Homes upto 1001 sq. ft.*

KEY TO SPECIFICATION SYMBOLS

-  Standard
-  No Cost Option
-  Upgrade Option*

*Dependent on stage of build, please check with your Sales Manager.

Davidsons Specification Overview

EXTERNALLY



Drives with concrete edgings, tarmacadam base and black wearing course, including hardcore base	■	■	■
Timber gate with barrel bolt and Suffolk latch	■	■	■
Turf to front and rear of property	■	■	■
1.8 high close boarded fence	■	■	■
600x600 Buff Riven Slab to front of property	■	■	■
Patio area 600 grey slabs to side & rear of property			
3.0 x 2.4m slabs	■	○	○
2.4 X 1.8m slabs		■	■
GRP door to front and rear	■	■	■
Garage doors vertical design – Up and over steel ‘Weather White’ door (<i>single & double</i>)	■	■	■

JOINERY & IRONMONGERY



Oak handrail (<i>as per Davidson profile</i>) c/w 41mm square balustrade	■	■	○
White handrail (<i>as per Davidson profile</i>) c/w 32mm square balustrade	○	○	■
Internal door 4 panel grained pre primed finish	□	□	□
Internal door 6 panel grained pre-primed finish	□	□	□
Available in Walnut	□	□	□
Available in Oak	□	□	□
Hardwood threshold strip to internal double doors with bolt to top and bottom	■	■	■
Modern handle chrome rounded – You Choose	□	□	□
Modern handle chrome pointed	□	□	□
Modern handle brushed aluminium	□	□	□
Traditional handle brass	□	□	□
Skirting 120mm x 18mm primed MDF moulding	■	■	○
Skirting 94mm x 18mm primed MDF moulding	○	○	■
Architrave 63mm x 18mm primed MDF moulding	■	■	○
Architrave 58mm x 18mm primed MDF moulding	○	○	■

HEATING



Gas supply to cooker point, boiler and fire point in lounge (<i>balanced flue appliance only</i>)	■	■	■
Hot water system			
Mains pressure unvented hot water system	■	■	■
Fire and surround	○	○	○

PLUMBING



Roca Senso Square	■	○	○
Roca Nexo wash hand basin	○	■	■
Soft close toilet seat	■	■	■
Roca Nexo WC	○	■	■
Roca Laura WC	○	○	■
Roca Stiges bath	■	○	○

Roca Genova bath	○	■	■
Brassware – Thesis	■	○	○
Brassware - V2	○	■	■
Plumbing for washing machine	■	■	■
Plumbing for dishwasher	■	■	■
External cold water tap for rear elevation	■	■	■
Thermostatic radiator valves	■	■	■
Immersion heater (<i>see heating design</i>)	■	■	■
Chrome towel radiator to Main Bathroom*	○	○	○
Chrome towel radiator to Ensuite*	○	○	○

*Refer to working drawings

ELECTRIC GENERAL SPECIFICATION



White moulded wall and ceiling accessories	■	■	■
Low energy recess down lights to Kitchen (<i>see working drawing</i>)	■	○	○
Recess down lighters to Master Bathroom	■	○	○
Pelmet lights to underside of kitchen wall cupboards	○	○	○
TV points to lounge	■	■	■
TV points to all bedrooms	■	■	■
TV points to study (<i>if applicable</i>)	■	■	■
TV points to family / breakfast room (<i>if applicable</i>)	■	■	■
BT Points to lounge	■	■	■
BT Points to study / bed 3 / bed 4 (<i>see working drawings</i>)	■	■	■
BT Points to bed 1	■	■	■
Wiring for flat screen TV (<i>HDMI cable</i>) to centre of lounge wall	■	■	■
Shaver sockets to bathroom and en suites	■	■	■
External PIR coach lantern to Front	■	■	■
External PIR coach lantern to Rear	■	○	○
External PIR coach lantern to Rear wire only	○	■	■
Mains operated smoke detectors to hall and landing	■	■	■
Mains operated heat detectors to kitchen and main habitable room (<i>Lounge</i>)	■	■	■
Supply of lamps to all lighting points	■	■	■
Extractor fans in WC, utility room, bathroom & en suite(s)	■	■	■
Intruder alarm to cover ground floor rooms and first floor landing	■	○	○
Electric spurs to fireplace position	■	■	■

Garages (Refer to housetype & site plan)

Single garage: 1 No double socket	■	■	■
Single garage: 1 No Pendant	■	■	■
Double garage: 2 No double sockets	■	○	○
Double garage: 2 No Pendant	■	○	○

WARDROBES – ALL HOUSETYPES



Wardrobes to bedroom 1 & 2	■	○	○
Wardrobes to bedroom 1		■	○
Optional Extra			○

CERAMIC TILING AREAS



Bathroom

Half tile all wet walls from floor level and window cill



Shower recess to be fully tiled (where applicable)



En-Suite

Half tile wet walls from floor level and window cill



Shower recess to be fully tiled (where applicable)



Cloakroom

One course above wash basin (depending on size)



KITCHENS – CHOICES AVAILABLE FROM YOUR SALES MANAGER



APPLIANCES



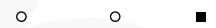
Double oven, hood, 5 ring hob, fridge/freezer, dishwasher and integrated microwave.



Double oven, hood, hob and integrated microwave.



Single oven, hood, hob and integrated microwave.



FINISHINGS



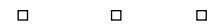
Ceiling Finish

Ceilings, plaster, skim flat finish throughout

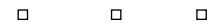


Walls – One colour per house

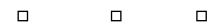
Classic White



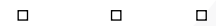
Gardenia



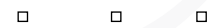
Buttermilk



Magnolia



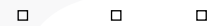
Apple White



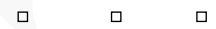
Dove White



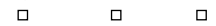
Lavender White



Barley White



Almond White



Ceiling to be white



Skirting & Architrave - 2 Coat under coat and one coat gloss




Staircase - 2 Coat under coat and one coat gloss / satin finish customer choice



NOTES

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- Standard
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This is the standard specification for each of the homes available, as indicated. Please speak to the Sales Executive if you would like to take advantage of the Davidsons Your Choice or Bespoke services, which allow you to customise your new home before you move in, so it's exactly as you want it to be.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

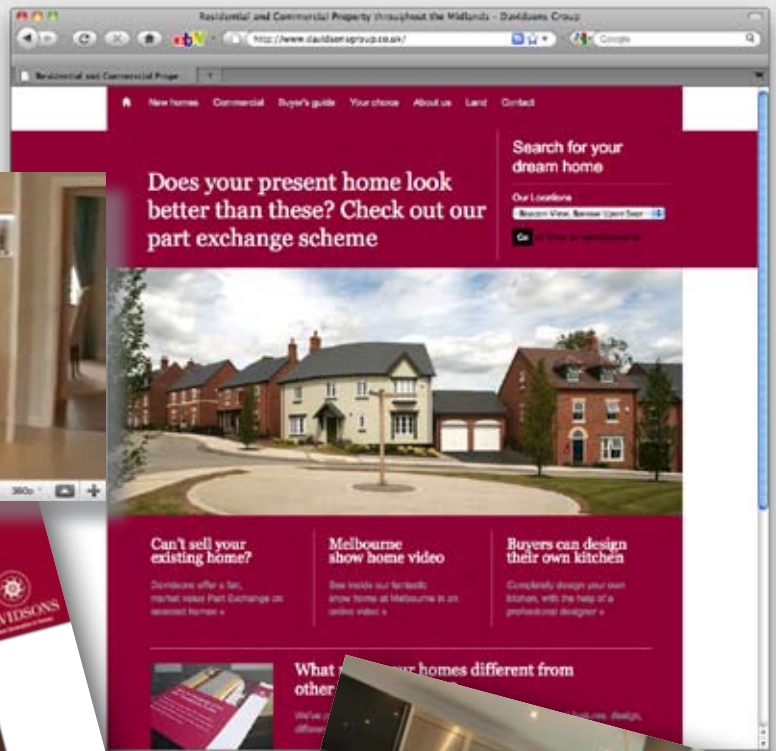
Three ways you can find out more about the perfect Davidsons home for you



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Your online answer to the latest locations, the most interesting offers, great homemoving ideas and showhome walkaround videos.



DAVIDSONS QUALITY BROCHURE
Look at the features, the quality and the style that makes a Davidsons home unique.



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THE DAVIDSONS CHOICE MANUAL
Shows you the 256 ways you can individually design your new home to suit you.