



Silver Birch Close  
Higher Heath

Finishing Touches

Kitchens to carpets,  
wardrobes to wall colour.  
**Let's create your Belford Home.**



# Kitchen & Utility

# Kitchen & Utility

## Option 1

<b>Furniture</b>	<b>Colour</b>	<b>Finish</b>
Tall & Base Units	Taupe	Plain Matt Laminate
Wall Units	Walnut	Wood Effect Laminate
Worktop & Splashback	Walnut	Wood Effect Laminate
Sink	Black	Silgranite
Island Units	Black	Plain Matt Laminate
Island Worktop	Calacatta Aurum	30mm Quartz
Utility Units	Taupe	Plain Matt Laminate
Utility Worktop & Upstands	Taupe	Plain Matt Laminate

## Option 2

<b>Furniture</b>	<b>Colour</b>	<b>Finish</b>
Tall & Base Units	Taupe	Plain Matt Laminate
Wall Units	Black	Plain Matt Laminate
Worktop & Splashback	Black	Plain Matt Laminate
Sink	Black	Silgranite
Island Units	Black	Plain Matt Laminate
Island Worktop	Alto	30mm Quartz
Utility Units	Taupe	Plain Matt Laminate
Utility Worktop & Upstands	Taupe	Plain Matt Laminate

# Kitchen & Utility

## Option 3

<b>Furniture</b>	<b>Colour</b>	<b>Finish</b>
Tall & Base Units	Graphite	Plain Matt Laminate
Wall Units	Natural Fine Oak	Wood Effect Laminate
Worktop & Splashback	Natural Fine Oak	Wood Effect Laminate
Sink	Black	Silgranite
Island Units	Taupe	Plain Matt Laminate
Island Worktop	Calacatta Aurum	30mm Quartz
Utility Units	Graphite	Plain Matt Laminate
Utility Worktop & Upstands	Graphite	Plain Matt Laminate

## Option 4

<b>Furniture</b>	<b>Colour</b>	<b>Finish</b>
Tall & Base Units	Taupe	Plain Matt Laminate
Wall Units	Greige	Plain Matt Laminate
Worktop & Splashback	Greige	Plain Matt Laminate
Sink	Black	Silgranite
Island Units	Greige	Plain Matt Laminate
Island Worktop	Alto	30mm Quartz
Utility Units	Taupe	Plain Matt Laminate
Utility Worktop & Upstands	Taupe	Plain Matt Laminate

# Kitchen & Utility

## Client's Custom Specification

Furniture	Colour	Finish
Tall & Base Units		
Wall Units		
Worktop & Splashback		
Sink		
Island Units		
Island Worktop		
Utility Units		
Utility Worktop		

## Client choice

Kitchen & Utility Options	Fitting	Price	Tick
Option 1	Standard	£0	
Option 2	Standard	£0	
Option 3	Standard	£0	
Option 4	Standard	£0	
Client's Custom Specification			

## Quooker 3-in-1 Boiling Tap with Flexible Pull Out Hose



Flex Chrome



Flex Stainless Steel



Flex Black



Flex Gunmetal



Flex Rose Copper

# Client choice

Kitchen Tap Options	Fitting	Price	Tick
Flex Chrome	Standard	£0	
Flex Stainless Steel	Uplift	£150	
Flex Black	Uplift	£300	
Flex Gunmetal	Uplift	£300	
Flex Rose Copper	Uplift	£300	



## Utility Tap



Carena-S - Chrome



Candor - Stainless Steel



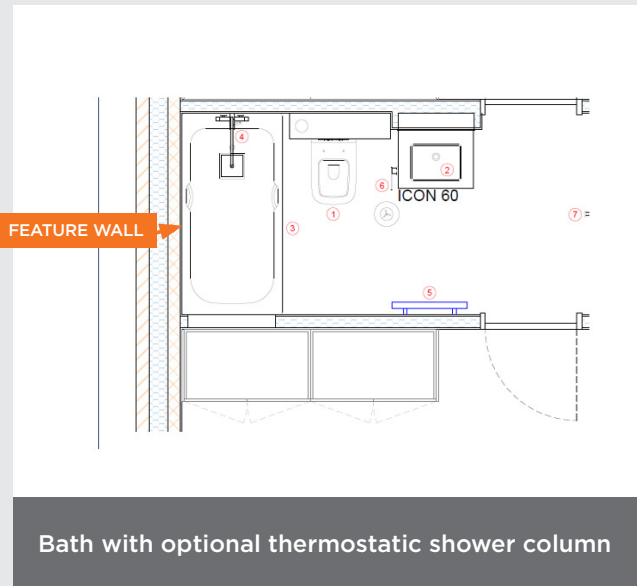
Candor-S - Stainless Steel

# Client choice

Utility Tap Options	Finish	Fitting	Price	Tick
Carena-S	Chrome	Standard	£0	
Candor	Stainless Steel	Standard	£0	
Candor-S	Stainless Steel	Uplift	£75	

# Bathroom

## Bedroom 3/4 En Suite Arrangement



## Client choice

Bedroom 3/4 En Suite Arrangement Options	Fitting	Price	Tick
Walk-in shower with ceiling mounted shower head and shower rinser kit	Standard	£0	
Bath with thermostatic shower column	Standard	£0	
Bath only	Standard	£0	

# Brassware



LIFE



PHOTON



ZOO



EDIT

# Brassware



INDIVIDUAL BLACK



INDIVIDUAL BRUSHED GOLD



INDIVIDUAL BRUSHED NICKEL



INDIVIDUAL BRUSHED BRONZE

## Client choice

Brassware Options	Finish	Fitting	Price	Tick
Life	Chrome	Standard	£0	
Photon	Chrome	Standard	£0	
Zoo	Chrome	Standard	£0	
Edit	Chrome	Standard	£0	
Individual - WC Only		Uplift	£85	
Individual - Master En Suite Only		Uplift	£750	
Individual - Bed 2 En Suite Only		Uplift	£675	
Individual - Bed 3/4 En Suite Only (Shower Option)		Uplift	£675	
Individual - Bed 3/4 En Suite Only (Bath Option - with shower over bath)		Uplift	£425	
Individual - Bed 3/4 En Suite Only (Bath Option - no shower)		Uplift	£150	

## Bathroom Accessories



LIFE



PHOTON



SPA



# Client choice

Bathroom Accessories Options	Finish	Fitting	Price	Tick
Life	Chrome	Standard	£0	
Photon	Chrome	Standard	£0	
Spa	Chrome	Standard	£0	

## Bathroom Towel Radiators



Chrome



White



Matt Black



Cappuccino



Brushed Nickel



Brushed Bronze

## Client choice

Towel Radiator Options	Fitting	Price	Master En Suite	Bed 2 En Suite	Bed 3/4 En Suite	WC
Chrome	Standard	£0				
White	Standard	£0				
Matt Black	Standard	£0				
Cappuccino	Standard	£0				
Brushed Nickel *price per radiator	Uplift	£150				
Brushed Bronze *price per radiator	Uplift	£150				

Note: The Master En Suite has two towel radiators, whereas each of the other bathrooms contains a single radiator.

# Bathroom Tile

## Shine Platino

Room	Tile Name & Colour	Tile Size	Grout
Wall	Shine Platino	33 x 59	White
Feature Wall	Brick Vetri White	33 x 59	White
Floor	Forroker Platino	44 x 44	White



## Bottega Caliza

Room	Tile Name & Colour	Tile Size	Grout
Wall	Bottega Caliza	33 x 59	White
Feature Wall	Spiga Bottega Caliza	33 x 59	White
Alternative Feature Wall	Marbella Stone	33 x 59	White
Floor	Bottega Caliza	44 x 44	White



## Bottega Acero

Room	Tile Name & Colour	Tile Size	Grout
Wall	Bottega Acero	33 x 59	Medium Grey
Feature Wall	Spiga Bottega Acero	33 x 59	Medium Grey
Alternative Feature Wall	Marbella Stone	33 x 59	Medium Grey
Floor	Bottega Acero	44 x 44	Medium Grey



## Mystic Grey

Room	Tile Name & Colour	Tile Size	Grout
Wall	Mystic Grey	33 x 59	Dark Grey
Feature Wall	Spiga Mystic Grey	33 x 59	Dark Grey
Floor	Mystic Grey	44 x 44	Dark Grey



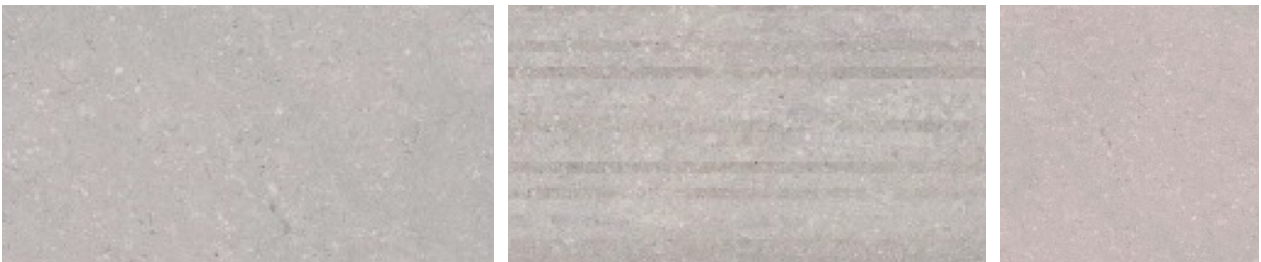
## Mystic Beige

Room	Tile Name & Colour	Tile Size	Grout
Wall	Mystic Beige	33 x 59	Light Grey
Feature Wall	Spiga Mystic Beige	33 x 59	Light Grey
Floor	Mystic Beige	44 x 44	Light Grey



## Coral Acero

Room	Tile Name & Colour	Tile Size	Grout
Wall	Coral Acero	33 x 59	Light Grey
Feature Wall	Deco Coral Acero	33 x 59	Light Grey
Floor	Coral Acero	44 x 44	Light Grey



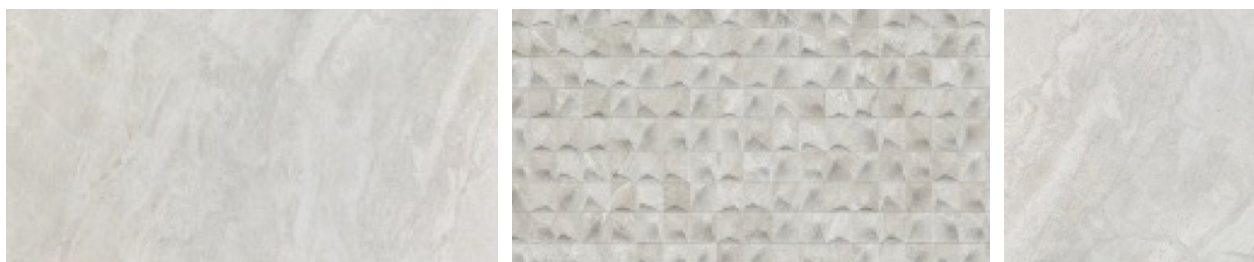
## Coral Topo

Room	Tile Name & Colour	Tile Size	Grout
Wall	Coral Topo	33 x 59	Light Grey
Feature Wall	Deco Coral Topo	33 x 59	Light Grey
Floor	Coral Topo	44 x 44	Light Grey

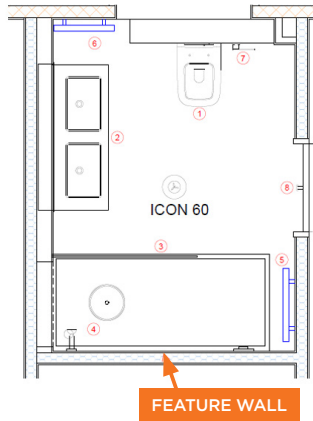


## Indic

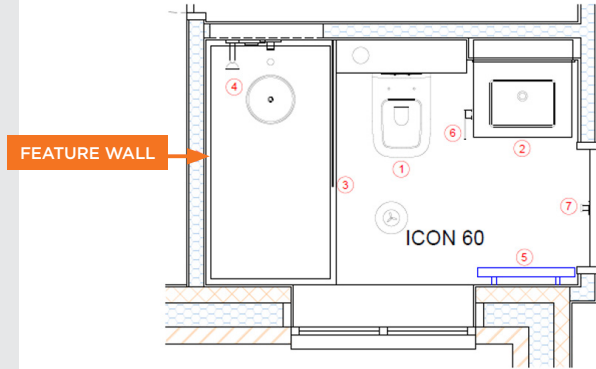
Room	Tile Name & Colour	Tile Size	Grout
Wall	Indic Matt	33 x 59	Light Grey
Feature Wall	Cubik Indic Matt	33 x 59	Light Grey
Floor	Indic Matt	44 x 44	Light Grey



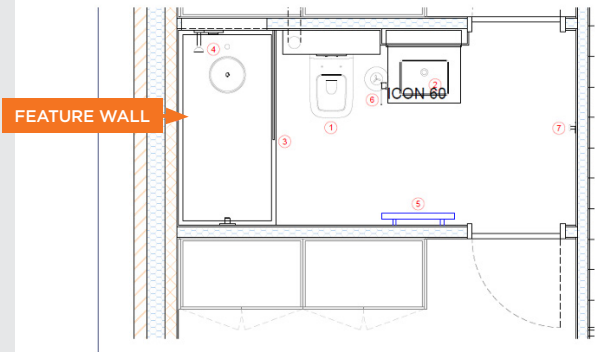
# Proposed Feature Walls



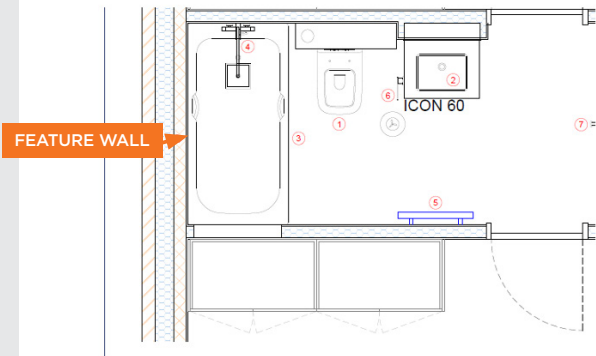
Master Bedroom En Suite



Bedroom 2 En Suite



Bedroom 3/4 En Suite



Alternative Bedroom 3/4 En Suite



# Client choice

Bathroom Tile Options	Master En Suite	Bed 2 En Suite	Bed 3 / 4 En Suite
-----------------------	-----------------	----------------	--------------------

---

Shine Platino

---

Bottega Caliza

---

Bottega Acero

---

Mystic Grey

---

Mystic Beige

---

Coral Acero

---

Coral Topo

---

Indic

---

## NOTES

Additional Details	Master En Suite	Bed 2 En Suite	Bed 3 / 4 En Suite
--------------------	-----------------	----------------	--------------------

---

Feature Wall

---

Feature Wall Location  
(if different from proposed location)

---

Feature Wall Tile  
(if different from proposed feature wall tile)

---

Grout Colour  
(if different from listed option)

---

Note: The 'Indic' feature wall tile cannot be used in the Master En Suite only.

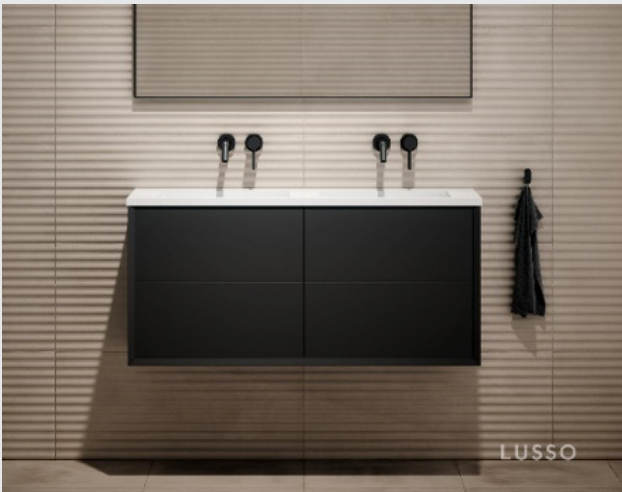
## Master En Suite Vanity Unit



Matte White



Matte Stone



Matte Black

# Client choice

Master En Suite Vanity Unit Options	Fitting	Price	Master En Suite
Matte White	Standard	£0	
Matte Stone	Standard	£0	
Matte Black	Standard	£0	

## Bathroom Vanity Units



Matte White



Matte Cappuccino



Matte Anthracite

# Client choice

Bathroom Vanity Unit Options	Fitting	Price	Bed 2 En Suite	Bed 3 /4 En Suite
Matte White	Standard	£0		
Matte Cappuccino	Standard	£0		
Matte Anthracite	Standard	£0		

## Bathroom Cabinet / LED Mirror Trims



Aluminium Trim



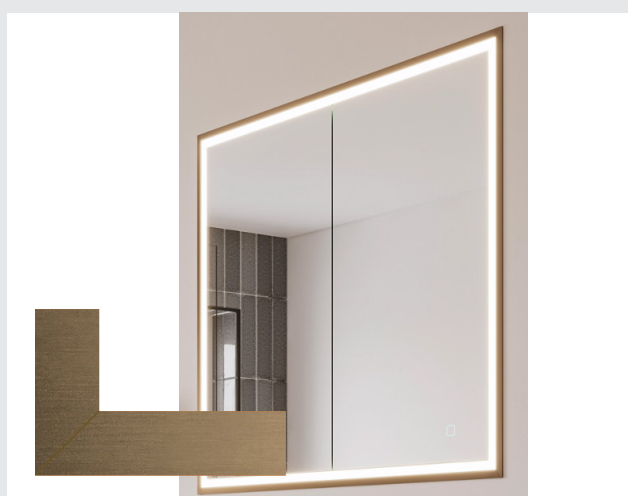
Black Trim



Gunmetal Trim



Brushed Brass Trim

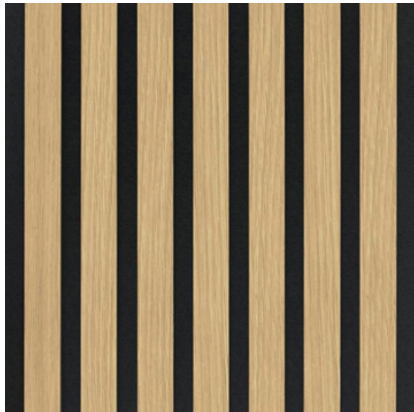


Brushed Bronze Trim

## Client choice

Bathroom Cabinet / LED Mirror Trim Options	Fitting	Price	Master En Suite	Bed 2 En Suite	Bed 3 /4 En Suite
Aluminium	Standard	£0			
Black	Standard	£0			
Gunmetal	Standard	£0			
Brushed Brass	Standard	£0			
Brushed Bronze	Standard	£0			

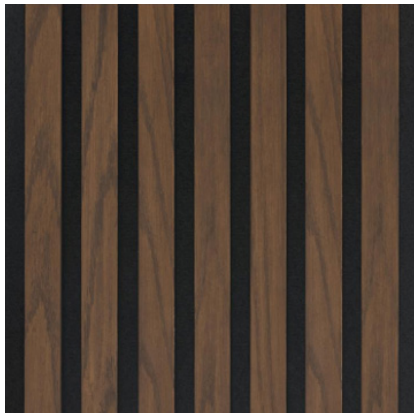
# WC Feature Wall



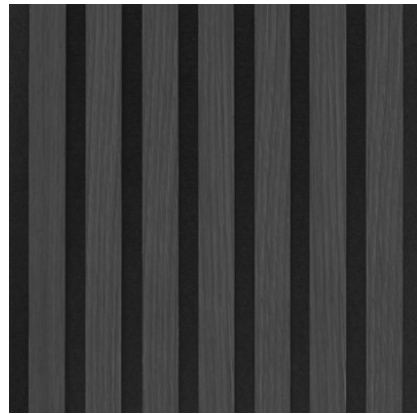
Clear Oak



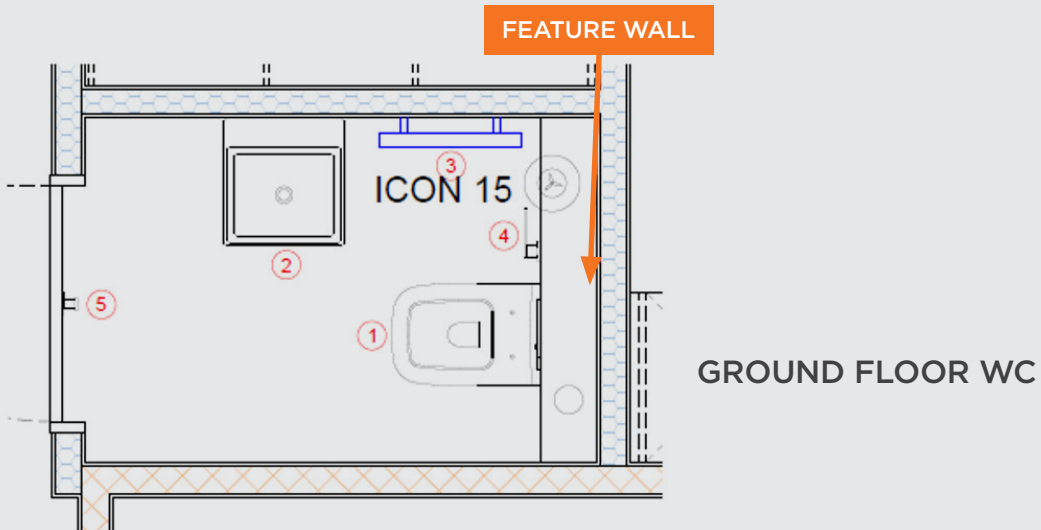
Halesworth Oak



Hockley Walnut



Hockley Charcoal





# Client choice

## Wall Panelling Options

---

Clear Oak

---

Halesworth Oak

---

Hockley Walnut

---

Hockley Charcoal

---

## Bathroom Tile Options

---

Shine Platino

---

Brick Vetri White

---

Bottega Caliza

---

Spiga Bottega Caliza

---

Bottega Acero

---

Spiga Bottega Acero

---

Marbella Stone

---

Mystic Grey

---

Spiga Mystic Grey

---

Mystic Beige

---

Spiga Mystic Beige

---

Coral Acero

---

Deco Coral Acero

---

Coral Topo

---

Deco Coral Topo

---

Indic

---

## NOTES

### Additional Details

---

Feature Wall?

---

Grout Colour (if different from listed option – tile options only)

---

Note: The 'Indic' feature wall tile cannot be used in the Master En Suite only.

# Decoration

# Decoration

## Belford Standard Specification

	Dulux Paint Colour
Ceilings	Brilliant White
Walls (Cool Neutral)	Swansdown
Walls (Warm Neutral)	Egyptian Cotton
Skirting & Architrave	Brilliant White
Doors (Oak)	Osmo Raw Oil
Doors (Painted)	Brilliant White

## or Client's Specification

	Dulux Paint Colour
Ceilings	
Walls	
Skirting & Architrave	
Doors	

	Dulux Paint Colour
Hallway, Stairs & Landing	
Kitchen / Dining / Living	
Utility	
Lounge	
WC	
Master Bedroom	
Bedroom 2	
Bedroom 3	
Bedroom 4	

# Doors and Handles

# Internal Doors



Suffolk Oak



Clear Glazed Oak



Suffolk - Painted



Shaker 4 Panel - Painted



Shaker 1 Panel - Painted



Clear Glazed - Painted



Suffolk Grey Oak - Laminate



Lennox Black



Lennox Black Clear Glazed

# Client choice

Internal Door Options	Fitting	Price	Tick
Suffolk Oak	Standard	£0	
Clear Glazed Oak *price per door	Uplift	£125	
Suffolk - Painted	Standard	£0	
Shaker 4 Panel - Painted	Standard	£0	
Shaker 1 Panel - Painted	Standard	£0	
Clear Glazed - Painted *price per door	Uplift	£125	
Suffolk Grey Oak - Laminate	Uplift	£925	
Lennox Black	Uplift	£1,000	
Lennox Black Clear Glazed *price per door	Uplift	£175	

## NOTES

### Additional Details

Clear Glazed Door?

Clear Glazed Door Location(s)

# Internal Door Handles



Design



Olivier



Philadelphia



Edge



Trend Lines

# Client choice

## Internal Door Handle

Tick

Design

Olivier

Philadelphia

Edge

Trend Lines

Internal Door Handle Finish	Fitting	Price	Tick
Polished Chrome	Standard	£0	
Satin Chrome	Standard	£0	
Matt Black	Standard	£0	
Satin Brass	Standard	£0	
Polished Chrome / Satin Nickel (Trend Lines only)	Standard	£0	

\*MB / SB - Olivier, Philadelphia and Edge only\*



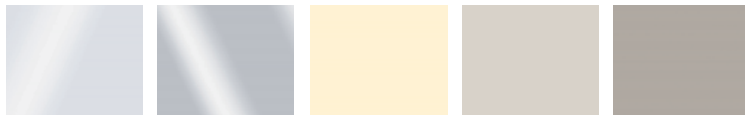
# Wardrobes

# Wardrobes



Bardolino      New England      Smoked Liberty      Natural Oak      Silver Elm

## WOOD OPTIONS



Mirror      Graphite Mirror      Soft White Glass      Oyster Glass      Champignon Glass

## GLASS OPTIONS



Mist      Fawn      Indigo      Charcoal      Slate      Hazel      Highland      Bianco

## PAINTED EFFECT OPTIONS



New England      Natural Oak      Bardolino

## INTERNAL OPTIONS



## Essentia Chrome System

FRAMES

WOOD OPTIONS

DOORS

GLASS OPTIONS

INTERNALS

INTERNAL OPTIONS



## Evolution System

FRAMES

PAINTED EFFECT OPTIONS

DOORS

GLASS OPTIONS

PAINTED EFFECT OPTIONS

INTERNALS

INTERNAL OPTIONS



## Seville Hinged

FRAMES

PAINTED EFFECT OPTIONS

DOORS

PAINTED EFFECT OPTIONS

INTERNALS

INTERNAL OPTIONS



## Lauren Hinged

FRAMES

PAINTED EFFECT OPTIONS

DOORS

PAINTED EFFECT OPTIONS

INTERNALS

INTERNAL OPTIONS



## Suffolk Hinged

FRAMES

PAINTED EFFECT OPTIONS

DOORS

PAINTED EFFECT OPTIONS

INTERNALS

INTERNAL OPTIONS

# Painted Effect



Mist



Indigo



Charcoal



Fawn



Highland



Hazel



Slate



Bianco

# Client choice

<b>Bed 1 Wardrobe A (2 Doors)</b>	<b>Colour</b>	<b>Fitting</b>	<b>Price</b>
System			
Framework		Standard	£0
Door (Left)		Standard	£0
Door (Right)		Standard	£0
Internal		Standard	£0
Hanging			

<b>Bed 1 Wardrobe B (2 Doors)</b>	<b>Colour</b>	<b>Fitting</b>	<b>Price</b>
System			
Framework		Standard	£0
Door (Left)		Standard	£0
Door (Right)		Standard	£0
Internal		Standard	£0
Hanging			

<b>Bed 2 Wardrobe (3 Doors)</b>	<b>Colour</b>	<b>Fitting</b>	<b>Price</b>
System			
Framework		Standard	£0
Door (Left)		Standard	£0
Door (Centre)		Standard	£0
Door (Right)		Standard	£0
Internal		Standard	£0
Hanging			

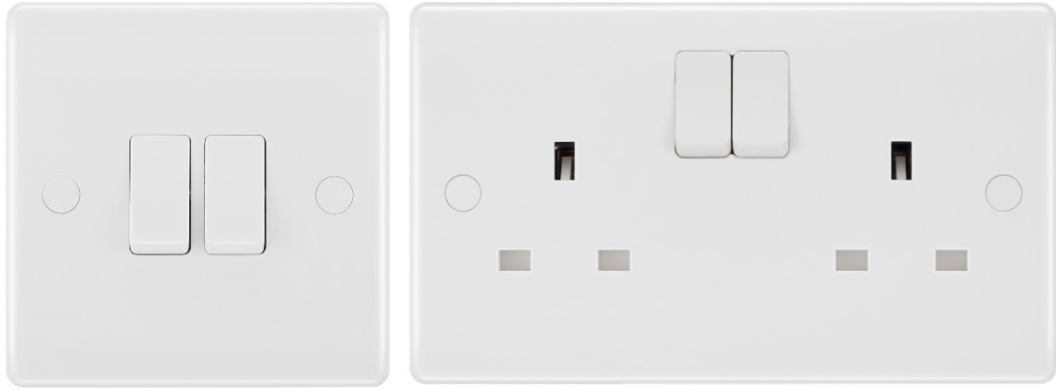
<b>Bed 3 Wardrobe (2 Doors)</b>	<b>Colour</b>	<b>Fitting</b>	<b>Price</b>
System			
Framework		Standard	£0
Door (Left)		Standard	£0
Door (Right)		Standard	£0
Internal		Standard	£0
Hanging			

<b>Bed 4 Wardrobe (2 Doors)</b>	<b>Colour</b>	<b>Fitting</b>	<b>Price</b>
System			
Framework		Standard	£0
Door (Left)		Standard	£0
Door (Right)		Standard	£0
Internal		Standard	£0
Hanging			

# Electrical Socket Faceplates



## Electrical Socket Faceplates



WHITE



BRUSHED STEEL



MATTE BLACK

# Client choice

Electrical Socket Faceplate	Fitting	Price	Tick
White	Standard	£0	
Brushed Steel	Uplift	£1,000	
Matte Black	Uplift	£1,000	

# Flooring

# Flooring

## Carpets

Range	Colour Options	Kitchen / Dining / Living	Utility	WC	Hall	Lounge	Master Bedroom	Bedroom 2	Bedroom 3	Bedroom 4	Stairs & Landing
Elysian Velvet Celestial	Canvas										
Elysian Velvet Celestial	Ice										
Elysian Velvet Celestial	Pearl										
Elysian Velvet Celestial	Kobicha										
Elysian Velvet Celestial	Macademia										
Elysian Velvet Celestial	Meadow Mist										
Elysian Velvet Celestial	Mink										
Elysian Velvet Celestial	Pecan										

Standard carpet areas are: Lounge, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Stairs & Landing. Carpet colours can only be chosen from the samples on display.

The uplift price to exchange standard Karndeans areas to carpet is £75 per room.

## Karndean

Range	Colour Options	Kitchen / Dining / Living	Utility	WC	Hall	Snug	Master Bedroom	Bedroom 2	Bedroom 3	Bedroom 4	Stairs & Landing
Knight	Lime Washed Oak										
Knight	Nordic Limed Oak										
Knight	Dutch Limed Oak										
Knight	Grey Studio Oak										
Knight	Washed Character Oak										
Knight	Natural Studio Oak										
Knight	Lucerne Stone										
Knight	Olten Stone										
Knight	Ivory Riven Slate										

Standard Karndean areas are: Kitchen / Dining / Living, Utility, WC and Hall.

Karndean colours can only be chosen from the samples on display.

The uplift price for Knight Tile Herringbone to all Standard Karndean areas is £1,800.

The uplift price to exchange standard carpet areas to Karndean is available upon request.

# Client Choice

	Fitting	Price
Kitchen & Utility		
Kitchen 3-in-1 Boiling Tap		
Utility Tap		
Brassware		
Bathroom Accessories	Standard	£0
Bathroom Towel Radiators		
Bathroom Tiles	Standard	£0
Bathroom Vanity Units	Standard	£0
Bathroom Cabinet Trims	Standard	£0
WC Feature Wall	Standard	£0
Decoration	Standard	£0
Internal Doors		
Internal Door Handles	Standard	£0
Wardrobes		
Electrical Socket Faceplates		
Flooring		

# Client Agreement

I/we, the client/s, confirm that the choices and optional upgrades mentioned above are approved and accepted by me/us. I/we authorise Belford Homes Ltd to proceed with ordering these confirmed choices and optional upgrades. I/we acknowledge that once these have been ordered, they cannot be changed. I/we understand that any additional costs specified above will be due upon completion.

**Full Name:**

**Plot No:**

**Development Name:** Silver Birch Close

**Signature:**

**Date:**



[belfordhomes.co.uk](http://belfordhomes.co.uk)