

THE JUNIPER

4 Bedroom Home



A dazzling four bedroom detatched home with integrated garage.

Plots: 21, 33, 55 & 79

THE JUNIPER

4 Bedroom Home

Ground Floor



First Floor







danumhomes.co.uk

All information contained in this leaflet is taken from design intent material and may be subject to further design development. Images are for illustration only and do not form part of any contract of sale. The dimensions and layouts given are estimated and for guidance only and are subject to chosen plot. T2 4457. Revision Date: 01.08.22 Revision: 04

Pavilion

THE SPECIFICATION

Your

home, your choice	The Laurel	e Beech	e Oak	e Willow	e Maple	e Hawthorne	e Birchwood	The Sycamore	e Poplar	e Holly	e Wisteria	The Juniper
GENERAL	ٽ ۲	Ť	Τĥ	Τh	Τh	Ť	Τh	Τĥ	Ť	Τĥ	Τh	Ť
White gloss woodwork	*	₩ \$}}	48A	48A	4 <u>8</u> 2	48A 886	48A	484	###	###	484	48 0
White matt emulsion painted walls & ceilings	*	₩	48A	48A	48A 486	4 <u>8</u> 4	48A	48A	48A	48A	48A	€80 €80 €80 €80
Chrome ironmongery to door handles	*	₩	48A	484	48A 48A	484	48A	484	48A	48A	484	48A
UPVC double glazed windows and doors	*	€ ₩	484 486	₩	4 <u>8</u> 2		***		48A 889	4 <u>8</u> 2		₩
ENTRANCE PORCH / HALL												
Spot / Pendant lights	*	- 	48A	48A	484 ***	484 886	484 889	48A	4 <u>8</u> 2	4 <u>8</u> 2	48A	4 <u>8</u> 2
Vinyl cushioned flooring	* 🛞	- € \$}}	48A	48A	48A	484	48A)	484	48A			
Laminate flooring	*									48A	48A	4 <u>8</u> 8
KITCHEN												
	* 🛞	₩ ***	₩	4 8€}	484 ***	4 <u>8</u> 4	4 <u>8</u> 2	4 <u>8</u> 4	# <u>*</u> *	4 8€	4 <u>8</u> 4	₩
Choice of worktops & upstands	* 🛞	48A	48A	48¢	48A	484	48A	484 486	48A	48A	484) 486)	4 8€⊅
Integrated extractor hood	* 🛞	48A	48A	**	484 889	484 888	484 889	484 889	# <u>*</u>	***	484 889	₩
Stainless steel 1.5 bowl sink with mixer tap	*	- 	484	₩	4 <u>8</u> 2	48A 888	48A	484 486	48A	4 <u>8</u> 2	484 889	4 <u>8</u> 8
Integrated fan assisted single oven	* 🛞	- € 880 880 880 880 880 880 880 880 880 8	48A	**	484 889	484 888	484 889	484 889	***	# <u>*</u>	484 889	₩
Choice of splashback behind the hob	* 🛞	- 	48A	**	484 889	484 888	484 889	484 889	***	# <u>*</u>	484 889	₩
4 zone ceramic hob	* 🛞	48A	484	₩	484	484	484	484	4 <u>8</u> 4	4 <u>8</u> 2	484	48€
Integrated fridge	* 🛞	- €	48A	₩	484 889	48A 886	48A	484	48A	48A	484 789	48A
Integrated dishwasher	* 🛞	48	48 0	48 0	484 889	48A 886	48	484 789	48A	48A	4 <u>8</u> 4	48A
Integrated microwave										48A	484) 486)	4 8€⊅
Kitchen island	*									48A	484	
Breakfast bar	*		4 86									4 <u>8</u>
Vinyl cushioned flooring	* 🛞	- € 88}	48A	**	484 889	484 888	484 889	484 889	# <u>*</u>			
Laminate flooring	*			İ						48A	484) 486)	48A
Spotlights	*	- 	48A	4 <u>8</u> 2	4 <u>8</u> 8	484 888	480 789	480 480	48A	48A	48A	4 <u>8</u> 8
French doors	*	€ ₩	486 486	4 <u>8</u> 8	484 889	484	484		48A	48A	484 889	488
Bi-folding doors								484 889				
DOWNSTAIRS W.C												
	*	İ		484	484	484	484	484	484	484	484	484

Fitted white sanitaryware *		48A	484 889	48A 489	₩	4 <u>8</u> 8	48	48A 889		48A 887
Chrome heated towel rail		48A	48A 889	48A 889	48A	48A	₩	48A 889	48A 48A	₩£
Vanity unit		***	48A 888	48A 889	48A	***	4 <u>8</u> 2	48A		48A 887
Spot lights		***	4 <u>8</u> 4	4 <u>8</u> 8	₩	48A	48A 88B	₩	₩	₩
Vinyl cushioned flooring		48A	484 889	48A 889	₩	4 <u>8</u> 8	**			
Laminate flooring *								48A		

Somes as standard specification * Option to upgrade

Please speak to one of our sales representatives to view and discuss the available upgrades on your selected home.

UTILITY ROOM		The Laurel	The Oak	The Willow	The Maple	The Hawthorne	The Birchwood	The Sycamore	The Poplar	The Holly		
Integrated washing machine	*									48A 889		48A 889
Stainless steel single bowl sink with tap										48A	48A 88A	₩
Spotlights	·									48A 889	48A 889	48A
Laminate flooring	*									₩		₩

BATHROOM

Fitted white sanitaryware 😽	48A	484 ***	484 486	\$ <u>}</u>	48A 889	\$ <u>}</u>	48A	484 489	48A	48A	48A 486	48A
Chrome heated towel rail	48	48A	48A	₩	48A	4 8€⊅	48A	48A	48A	₩	48A	48A
Vanity unit	48e	***		**	\$ <u>*</u>	**	\$ <u>8</u> }	48A 88B	48A	\$\$\$	48A 889	48A
Spot lights	₩	48A 88B	486 486	48A	48A 88B	48A	₩	48A 889	48A	48A 889	486 486	48€
Extractor fan	48	48A)	4 <u>8</u> 2	48¢	48A)	48¢	4 <u>8</u> 2	48A	48A 889	48A	4 <u>8</u> 2	48A
Choice of ceramic splashback tiles *	48A	48A	486 486	₩	48A	₩	\$ <u>*</u>	48A	48A	48A	486 486	48A
Shower over bath with shower screen *	48	48A	48A	₩	48A	48A 886	48A	48A 889	48A 889	₩	48A	48A
Change bath to a walk in shower	48e	**	48A 889									
Vinyl cushioned flooring	4 <u>8</u> 2	4 <u>8</u> 2	484 486	48¢	48A)	48A 889	4 <u>8</u> 2	48A		48A	484 486	
Floor tiles *												₩

EN-SUITE

Fitted white sanitaryware 🛛 😽	48A		484 486	48A	48A		48A	₩	484 486	48A
Fitted Shower cubicle		48A 889	484 486	4 <u>8</u> 2	4 <u>8</u> 2	48A 800	₩	₩	4 <u>8</u> 2	48A
Chrome heated towel rail	***	48A 889	48A 889	4 <u>8</u> 2	4 <u>8</u> 2		48A	# <u>*</u>	48 0	48A
Vanity unit	***	48A 888	48A 889	4 <u>8</u> 2	*		48A	# <u>*</u>	# <u>*</u>	48A
Spot lights	48A	48A 889	4 <u>8</u> 8	4 <u>8</u> 2	4 <u>8</u> 2		₩	₩	**	
Extractor fan	48A	48A 889	48A 889	484 ***	4 <u>8</u> 2		4 <u>8</u> 2	# <u>*</u>	48 0	48A
Choice of ceramic splashback tiles *	4 <u>8</u> 8		48A 489	4 <u>8</u> 2	4 <u>8</u> 2			48A		
Vinyl cushioned flooring	484	484 ***	4 <u>8</u> 2	4 <u>8</u> 2	4 <u>8</u> 2	48A 8000	4 <u>8</u> 8	4 <u>8</u> 8	48A 889	

ELECTRICAL

Mains fed smoke detectors & Alarms	4 <u>8</u> 2	48 <u>8</u>		480 889	484 889	484 889	480 889	4 <u>8</u> 2	48A 889	***		
White sockets and switches	4 <u>8</u> 8		486 486	4 <u>8</u> 2	48A 888	4 <u>8</u> 2	4 <u>8</u> 8	48A 889	4 <u>8</u> 2	48A	48A 48A	48A 889
TV points to lounge *	\$ <u>}</u>		48A 889	48 8	48A 88B	488 ***	48 8	486 486	48	48A	486 486	48A 889
TV points to Bedroom 1 & 2	4 <u>8</u> 8		486 486	4 <u>8</u> 2	48A 889	4 <u>8</u> 2	4 <u>8</u> 8	48A 889	48A 887	48A	48A 48A	48A
TV points to Bedroom 3										###	# <u>*</u>	48A 889
TV points to Bedroom 4												

EXTERNAL

Lawned gardens front and rear	₩	484 489	484 486	# <u>*</u>	484 ***	4 <u>8</u> 2	4 <u>8</u> 2	484 ***	4 <u>8</u> 2	# <u>*</u>	48A	488 4889
6ft perimeter fencing	4 <u>8</u> 2	48A 488	484 ***	\$ <u>\$</u>	48A 889	4 <u>8</u> 2	4 <u>8</u> 2	48A 889	4 <u>8</u> 2	\$ <u>\$</u>	# <u>*</u>	\$ <u>\$</u>
Outside tap	4 <u>8</u> 8		484 ***	48A 889	48A 489	4 <u>8</u> 2	4 <u>8</u> 2	48A 489	484	48A		48A
Paths to the perimeter and patio area	₩		48A 489	4 <u>8</u> 2	48A 489	4 <u>8</u> 2	4 <u>8</u> 2	48A 489	4 <u>8</u> 4	4 <u>8</u> 2		48A
Outside light to front and side / rear	4 <u>8</u> 2	48A 488	484 ***	# <u>*</u>	48A 889	4 <u>8</u> 2	4 <u>8</u> 2	484 ***	4 <u>8</u> 2	# <u>*</u>	# <u>*</u>	48A 888
Integral garage with power, light and manual door												48A
Attached garage with power, light and manual door									₩	₩		



THE JUNIPER OPTIONS AND UPGRADES PACK

Name and address of the



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INTRODUCTION

Options and Upgrades

Welcome to Danum Homes, where the choice is yours. We have a wide range of finishing options and upgrades available for you to make your home your own.

Tailor the finishing touches within each room, starting with your choosing your new stylish fitted kitchen units and worktops, to finding the perfect handles and appliances. Personalise your bathrooms with stunning ceramics, showers, and accessories, to complimenting your new home with luxurious floor and window coverings throughout. What's more, our experienced Sales Representatives will be on hand to help and guide you on how best to turn your vision into a reality.



FLOORING UPGRADES

Your new home styled by you

Full House

Carpet - Grade 1	£2,450
Carpet - Grade 2	£3,150
Only one grade throughout the home	
Hallway	
Laminate - Tier 2	£400
Ceramic tile - 44.3cm x 44.3cm	£600
Ceramic tile - 60.2cm x 60.2cm	£700
Lounge	
Laminate - Tier 1	£1,000
Laminate - Tier 2	£1,500
	,

Kitchen

Laminate - Tier 2	£350
Ceramic tile - 44.3cm x 44.3cm	£350
Ceramic tile - 60.2cm x 60.2cm	£450

Kitchen / Dining

Ceramic tile - 44.3cm x 44.3cm	£1,400
Ceramic tile - 60.2cm x 60.2cm	£1,500

Dining	
Laminate - Tier 1	£700
Laminate - Tier 2	£1000

Utility	
Laminate - Tier 2	£250
Ceramic tile - 44.3cm x 44.3cm	£50
Ceramic tile - 60.2cm x 60.2cm	£100

Downstairs W.C

Laminate - Tier 2	£250
Ceramic tile - 44.3cm x 44.3cm	£100
Ceramic tile - 60.2cm x 60.2cm	£150

Bathroom Ceramic tile - 60.2cm x 60.2cm

£500

En-Suite

Ceramic tile - 44.3cm x 44.3cm	£350
Ceramic tile - 60.2cm x 60.2cm	£400

44.3cm x 44.3cm



Park Gris



Park Blanco





Bottega Caliza



Harlem Claiza



Bottega Caliza



Bottega Acero



Madagascar Natural



Dover Acero *Recommended for Kitchen & Dining rooms

WALL TILE UPGRADES

Your new home styled by you

Downstairs W.C

Half Wall - 25cm x 44.3cm	£650
Half Wall - 33.3cm x 59.2cm	£750
Full Wall - 25cm x 44.3cm	£1,250
Full Wall - 33.3cm x 59.2cm	£1,350

Bathroom

Half Wall - 25cm x 44.3cm	£600
Half Wall - 33.3cm x 59.2cm	£700
Full Wall - 25cm x 44.3cm	£1,800
Full Wall - 33.3cm x 59.2cm	£2,000

En-Suite

Half Wall - 25cm x 44.3cm	£600
Half Wall - 33.3cm x 59.2cm	£750
Full Wall - 25cm x 44.3cm	£1,150
Full Wall - 33.3cm x 59.2cm	£1,350



25cm x 44.3cm





Park Gris



Park Blanco



Bottega Caliza



Madagascar Natural







Main



Bottega Caliza



Park Lineal Gris



Indic Matt



Dover Caliza



Ona Natural



Marbella Stone

33.3cm x 59.2cm





Feature



Spiga Bottega Caliza









Cubic Indic Matt



Dover Modern Line Caliza

FINISHING TOUCHES

Individually perfected by you

Units & Worktop

J Handle Clerkenwell units - Band 2	£950
Shaker Chelford units - Band 2	£950
Hockley units - Band 3	£1,650
Under unit and plinth lighting	£450
Quartz worktop	£2,450
Kitchens to inc units, door handles if applicable & laminated	
worktops	

Sink & Tap	
Undermount sink	£400
(Quartz worktop only)	
Composite sink and tap	£500
3 in 1 boiling hot tap	£895
Pull out tap	£200
Integrated Washer / Dryer Bosch washing machine Lamona washer / dryer Bosch washer / dryer	£700 £700 £1,000
Integrated Microwave Bosch	£600

Hob and Oven

Lamona gas hob	£250
Bosch gas hob	£350
Lamona induction hob	£350
Bosch induction hob	£450
Lamona built in double oven	£1,000
Lamona pyrolytic oven	£600
Upgrade all appliances to Bosch	£1,950
Bathroom / En-Suite	
Electrical mirror feed	£75
LED anti mist mirror	£495

LED anti mist mirror	£495
Aqualisa Blue Smart shower	£750







Wardrobes 1400mm opening 1500mm opening 1700mm/1800mm opening	£1,500 £1,600 £1,750
Blinds Fabric chain free vertical French doors Faux wood with ladders	£1,400 £320 £2,200
Pendant Light to 4 Spotlights Lounge Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4	£225 £225 £225 £225 £225 £225
Pendant Light to 6 Spotlights Dining	£300
Sockets, Switches & Sensors Additional alarm sensor (PIRs) Additional TV point in white Additional twin socket in white Additional USB socket in white Additional TV point in brushed chrome Additional twin socket in brushed chrome Additional USB socket in brushed chrome	£75 £75 £100 £100 £100 £125
Upgrade all white to brushed chrome	£750

External

£100
£150
£1,100
£515
£1,200
£250
£550
£200
£350
£750
£1,900

Warranty





FINALISING YOUR CHOICES

Please speak to your Sales Representative to confirm and finalise any upgrades. Where cash incentives are offered, you may be asked to pay a deposit of £1000 to secure these.

Payment Terms: 100% Immediately if exchange of contracts has not taken place.

100% upon legal completion if exchanged contracts has taken place.