



Eden Rise

S P E C I F I C A T I O N

*It's your home,
have it your way*

All Mandale homes feature a high standard specification of the very best quality. We also appreciate that everyone is different, so you can also choose from an extensive range of upgrade options to personalise your home.


Mandale
Homes
Together we build a home

HALLWAY/STAIRS				Glass splashback behind hob	✓	✓	✓	BEDROOM 1				Skirting and architrave	✓	✓	✓
Chrome downlights	✓	✓	✓	Integrated dishwasher	✓	✓	✓	Digital TV aerial	✓	✓	✓	Gas heating and radiators	✓	✓	✓
Choice of flooring				Integrated fridge freezer				Choice of flooring				Loft and exterior wall insulation	✓	✓	✓
Matting to entrance				Integrated washer/dryer				Choice of fitted wardrobes				Intruder alarm	✓	✓	✓
W/C				Integrated microwave				ALL OTHER BEDROOMS				Smoke detectors	✓	✓	✓
White sanitaryware with vanity unit & chrome mixer tap	✓	✓	✓	Digital TV aerial ¹	✓	✓	✓	Digital TV aerial	✓	✓	✓	White sockets and switches	✓	✓	✓
Choice of tiled splashback	✓	✓	✓	Chrome downlights	✓	✓	✓	Choice of flooring				Brushed chrome sockets & switches			
Chrome downlights	✓	✓	✓	Under unit lighting				Choice of fitted wardrobes				Digital TV aerial to living room and bedrooms	✓	✓	✓
Chrome heated towel warmer	✓	✓	✓	Plinth lighting				EN-SUITE				Sky Q satellite system wired to living room			
Choice of vinyl floor coverings	✓	✓	✓	Choice of vinyl floor coverings	✓	✓	✓	Shower with glass doors		✓	✓	FTTP internet facility	✓	✓	✓
Choice of Camaro flooring			✓	Choice of Camaro flooring			✓	White sanitaryware with vanity unit and chrome mixer tap		✓	✓	EXTERNAL			
Choice of upgraded flooring				Choice of upgraded flooring			✓	Mirrored storage wall unit		✓	✓	Front courtesy light	✓	✓	✓
KITCHEN/DINING AREA				LIVING ROOM				Chrome towel warmer		✓	✓	Rear courtesy light			
Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers	✓	✓	✓	Digital TV aerial	✓	✓	✓	Chrome downlights		✓	✓	Outside tap to garden			
Upgraded kitchen doors				Choice of flooring				Shaver socket		✓	✓	Weatherproof socket			
Laminate worktops with 100mm upstands	✓	✓	✓	PRINCIPAL BATHROOM				Choice of vinyl floor coverings		✓	✓	1800mm close boarded fence between plots	✓	✓	✓
Upgraded granite/quartz/conglomerate worktops with 100mm upstands and 1½ bowl undermount sink				Shower bath with glass screen	✓	✓	✓	Choice of ceramic tiling to floor		✓	✓	Front of house landscaped to meet planning requirements	✓	✓	✓
Upgraded granite/quartz/conglomerate worktops with 100mm upstands and 1½ bowl undermount sink				White sanitaryware & vanity unit with chrome mixer tap	✓	✓	✓	Choice of upgraded flooring		✓	✓	Double glazed windows	✓	✓	✓
Single composite bowl & drainer	✓	✓	✓	Mirrored storage wall unit	✓	✓	✓	Tiling to wet areas including splashback		✓	✓	Double glazed French doors to rear	✓	✓	✓
Choice of chrome mixer tap	✓	✓	✓	Chrome towel warmer	✓	✓	✓	Half height tiling to all walls or full height tiling to two walls			✓	Rotavated rear garden	✓	✓	✓
Cutlery drawer	✓	✓	✓	Chrome downlights	✓	✓	✓	Choice of upgraded tiling to all walls or full height tiling to two walls				Turf to rear	✓	✓	✓
Integrated stainless steel fan assisted single oven	✓	✓	✓	Shaver socket	✓	✓	✓	INTERNAL							
Integrated double oven	✓	✓	✓	Choice of vinyl floor coverings	✓	✓	✓	White painted doors	✓	✓					
Gas hob	✓	✓	✓	Choice of ceramic tiling to floor			✓	Oak style doors			✓				
Ceramic hob				Choice of upgraded flooring				Ceilings finished in white and walls finished with Turtle Dove throughout	✓	✓	✓				
Induction hob				Tiling to wet areas including splashback	✓	✓	✓	Staircase - white painted softwood	✓	✓					
Chimney hood	✓	✓	✓	Half height tiling to all walls or full height tiling to two walls			✓	Staircase - oak handrail and spindles, softwood painted newel posts			✓				
				Choice of upgraded tiling to all walls or full height tiling to two walls											



✓ Indicates items included as standard or premium package. All others are available as upgrades at an additional cost.

HOUSETYPE KEY ✓ The Ryeland ✓ The Herdwick ✓ The Romney, The Cheviot, The Valais & The Swaledale

*Choices from selected ranges, subject to build stage. Mandale homes reserve the right to modify, alter or omit the specification at any time without notice.
¹Available in the Valais and Swaledale housetypes only.

Mandale
Homes
Together we build a home