

# Additions

Select your options and extras



## Introducing your options

After you have reserved, you'll be invited to an options meeting. As options depend on the build stage of your home, your Sales Executive will outline everything that's available to you and offer any advice or additional information you may need. However, it's worth noting that if you reserve your home after the roof has been added, kitchen choices will have already been made.

To secure your options, all you'll need to do is pay a 25% deposit\*\* at the time of your order with the balance payable on legal completion.

## Your options meeting

There are so many ways that you can personalise your new home from the moment it starts being built\*. Choose from a stunning selection of kitchen and bathroom upgrades, appliances, flooring, wall tiles, wardrobes and much more, all carefully selected from trusted manufacturers. From interior design features to more practical options such as alarm systems, garden fencing and additional power points. Get creative and put your stamp on your own blank canvas.

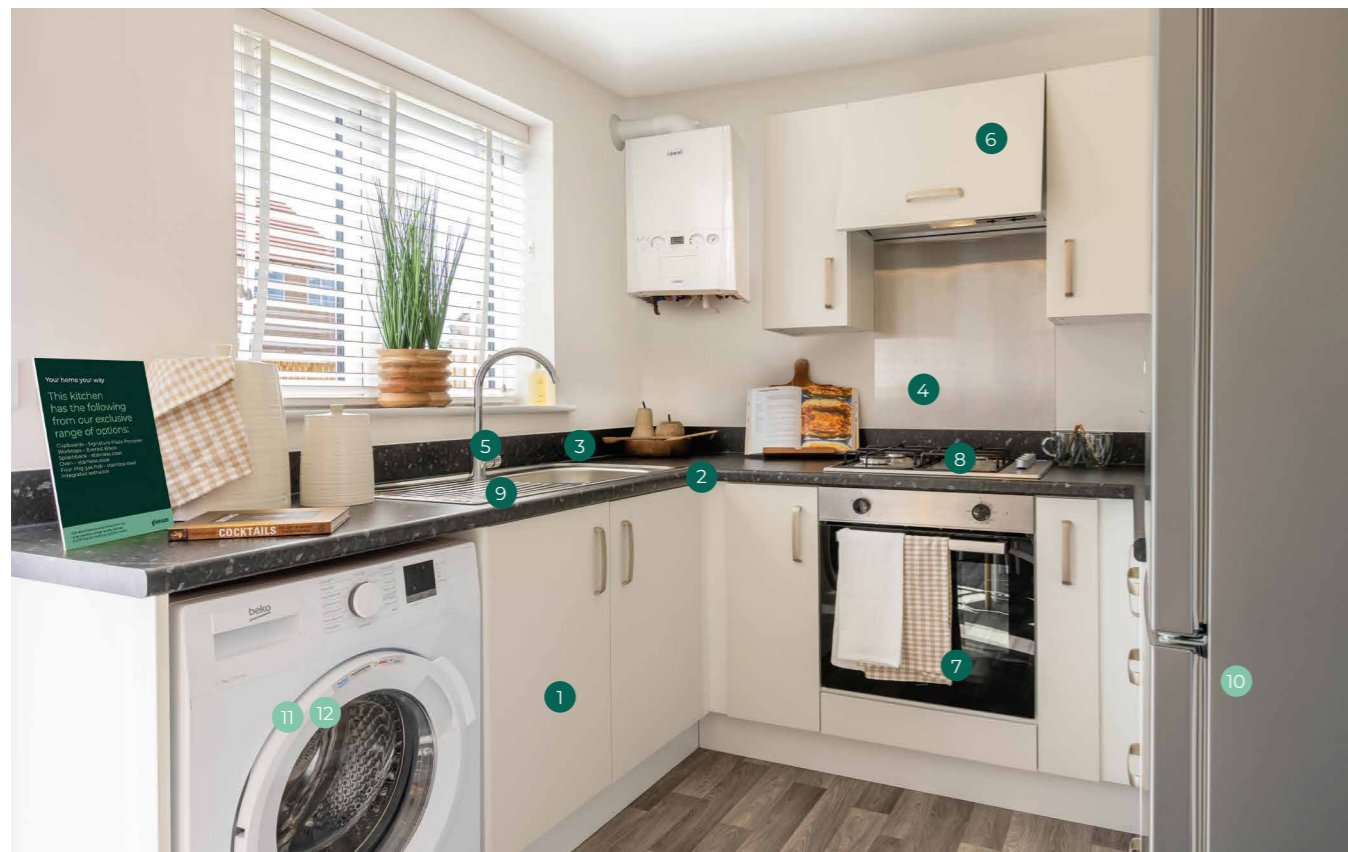
\*Gleeson's standard specification varies on each development. Upgrades and additional options are also available subject to house style, build stage and availability. For more information on the standard specification and the available optional upgrades at your chosen development, please speak to one of our dedicated Sales Executives who will be happy to assist. Please note, some upgrades and choices may vary if your home features an Air Source Heat Pump.

\*\*Non-refundable.

# Our Signature kitchen range

The kitchen is the heart of the home and is a room where you can really make your space unique. Choose your cupboard doors and worktops and upgrade items such as your hob, cooker hood, tiles and much more to create your perfect space.

Every Gleeson home will have a kitchen from our Signature range as standard, so, subject to build stage you can select your choice which is included with the price of your home.

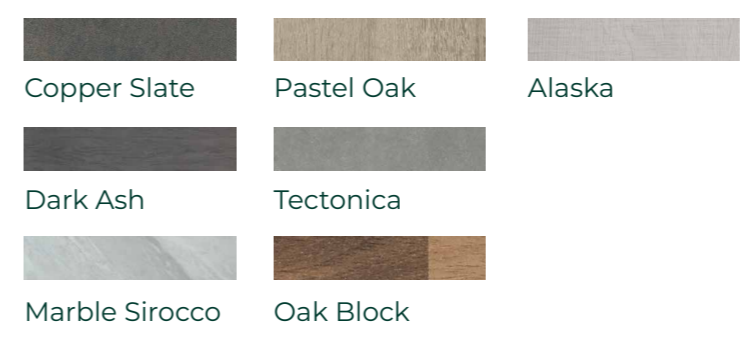


- 1 Wall units. Six colours to choose from.
- 2 Choice of seven postformed worktops from our Signature range
- 3 Upstand to match worktop
- 4 Stainless steel splashback
- 5 Chrome mixer tap
- 6 Integrated cooker hood
- 7 Electric built under oven
- 8 Four cooking zone hob
- 9 Stainless steel single bowl sink
- 10 Space for fridge/freezer
- 11 Space for washing machine
- 12 Space for dishwasher

Signature range

Hacienda Light Driftwood	Stainless Steel Bar	Plaza Cashmere	Matt Nickel Wide Bow
Plaza Porcelain	Matt Nickel Wide Bow	Urban Cobble Grey	Matt Nickel Wide Bow
Urban Grey Walnut	Matt Nickel Wide Bow	Urban Pebble	Matt Nickel Wide Bow
Urban White	Matt Nickel Wide Bow		

## 40mm post formed worktops



# Kitchen upgrades

If you're looking to personalise your new home that bit further, you can choose from an even wider range of stunning styles. Our upgraded ranges include, Signature Plus, Heritage and Inline. Each range includes door upgrades with matching side panels, worktop upgrades and soft close doors. Not only can you design the kitchen of your dreams with a range of stunning units and worktops, you can also add those finishing touches to make your new house a home\*.

You might also wish to upgrade to an induction hob for a sleek finish and precise heating at the touch of a button. Or, if you're looking to create a feature, you could choose to add a different style cooker hood.



Our **Signature Plus** kitchen range offers even more choice of handles and worktops. With this range, you can also benefit from soft close hinges and matching internal cabinet colours and end panels for a more premium finish.

## Signature and Signature Plus

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
<b>Signature</b>				
• Seven colours				
• One handle choice	✓	✓	✓	✓
• Choice of seven 40mm worktops				
<b>Signature Plus</b>				
• Seven colours				
• Up to four handle options	✓	✓	✓	✓
• Choice of 24 worktops				
• Soft close hinges				

\*Speak to your Sales Executives to learn more about the standard specification on each development and the upgrade costs. Upgrades and choices dependant on house style and build stage.

## Signature Plus range

		Stainless Steel Bar
		Matt Black Bar
		Chrome Square D
<hr/>		
		Matt Nickel Wide Bow
		Brushed Nickel Bow
		Brushed Bronze Arched
<hr/>		
Urban Grey Walnut	Urban Cobble Grey	Brushed Bronze Arched
		Brushed Nickel Barrel
Urban White	Urban Pebble	Antique Copper Bow
		Matt Brass Square

## 40mm premium/square edge worktops

Copper Slate	Dark Ash
Alaska	Oak Block
Pastel Oak	Tectonica
Marble Sirocco	Cinnamon
Chalet Oak	Cloudy Cement
Grey Terrazzo	Silver Oak
Liberty Rock	Arctic Marble
Volcanic Ash	
Aged Copper	

## 22mm worktops

Antique Bronze	Antique Steel
Brazilla	Concrete
Marble Bianco	Pearl Granite
Svenborg	Tinovant Oak



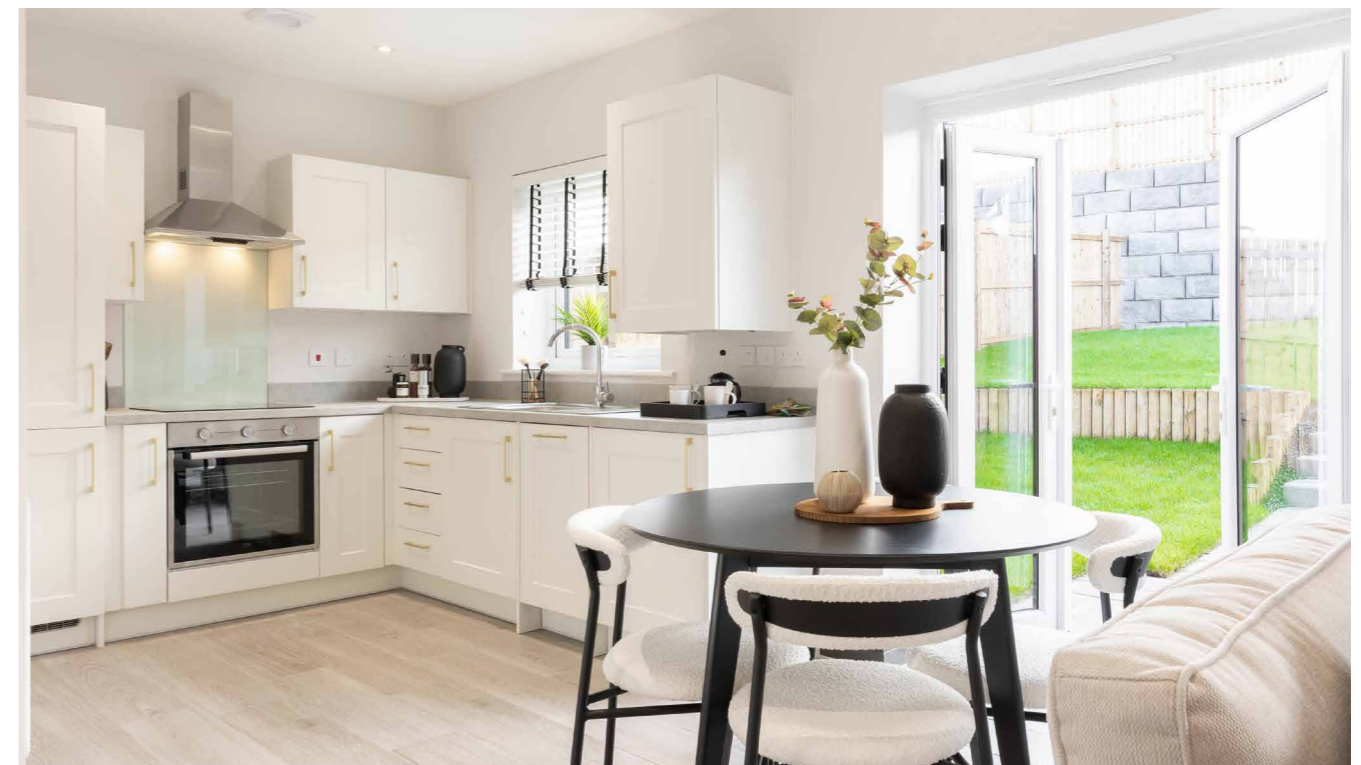


Integrated appliances are available in our Heritage and Inline kitchen ranges. These include fridge/freezers, washing machines and/or dishwashers\*\* to complete your kitchen.

### Heritage range

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
<b>Princeton range:</b>	✓	✓	✓	✓
• Four colours				
• Choice of four handles				
<b>New York range:</b>	✓	✓	✓	✓
• Three colours				
• Integrated pull handle				
<b>Harvard range:</b>	✓	✓	✓	✓
• Three colours				
• Choice of three handles				
Choice of 16, 40mm worktops and 8, 22mm worktops	✓	✓	✓	✓

Our Heritage and Inline kitchen ranges have unit ends, plinths and corner posts coloured to closely match the door colours. They also have soft close doors and drawers, plus spaces for fridge/freezers, a dishwasher and washing machines (in utility room where applicable).



### Inline range

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
<b>Inline Form range:</b>	✓	✓	✓	✓
• Four colours				
• Choice of four handles				
<b>Inline Trend range:</b>	✓	✓	✓	✓
• One colour				
• Choice of four handles				
<b>Inline Icon range:</b>	✓	✓	✓	✓
• One colour				
• Choice of four handles				
Choice of eight 22mm thick square edged worktops	✓	✓	✓	✓

\*\*Not available in all house types. Please speak to your Sales Executive for more information.

Heritage range

**Princeton**



Indigo



Pearl Grey



Providence Blue



Chalk White

**New York**



Gloss Dusk Grey



Matt Anthracite



Gloss White

**Harvard**



Charcoal



Hunters Green



Pebble



Brushed Nickel Bow



Antique Copper Bow



Matt Brass Slim Square



Brushed Bronze Rectangle

Handle inclusive in design



Matt Brass Square



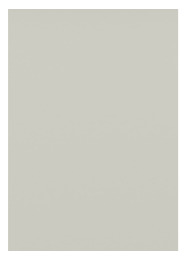
Matt Nickel Square



Antique Copper Bow

Inline range

**Inline Form**



Smooth Pebble



Smooth Indigo

**Inline Trend**



Gloss Ice White

**Inline Icon**



Dark stone



Aluminium



Matt Black



Gunmetal



Matt Brass

**40mm premium/square edge worktops**



Copper Slate



Dark Ash



Alaska



Oak Block



Pastel Oak



Tectonica



Marble Sirocco

**40mm radius edge worktops**



Chalet Oak



Cinnamon



Grey Terrazzo



Cloudy Cement



Liberty Rock



Silver Oak



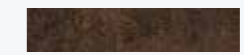
Volcanic Ash



Arctic Marble

Aged Copper

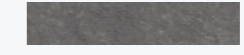
**22mm worktops**



Antique Bronze



Antique Steel



Brazilla



Concrete



Marble Bianco



Pearl Granite



Svenborg



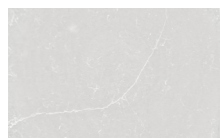
Tinovant Oak



# Silestone worktops

Create a statement with our collection of 22mm Silestone worktops and upstands, available as an extra on our upgraded kitchens.

Kitchen range	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Signature	n/a	n/a	n/a	n/a
Signature Plus	✓	✓	✓	✓
Inline	✓	✓	✓	✓
Heritage	✓	✓	✓	✓



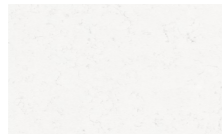
Desert Silver



Gris Expo



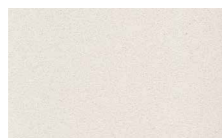
Marengo



Miami Vena



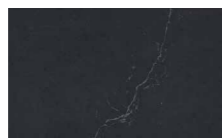
Stellar Blanco



White Storm



Brass Relish



Charcoal Soapstone



Concrete Pulse



White Arabesque



## Splashbacks and sinks for Silestone worktops

Kitchen range	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Matching splashback*	✓	✓	✓	✓
1½ stainless steel undermount sink bowl	n/a	n/a	n/a	✓
Single stainless steel undermount sink	✓	✓	✓	n/a

\*Matching splashback is only suitable with either a ceramic or induction hob. This option is not compatible with a gas hob. Please speak to your Sales Executive for more information.

## Other upgrades

Item	2 bedroom detached	2 bedroom semi-detached	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Boiler housing*	✓	✓	✓	✓	✓
Glass splashback in four colours	✓	✓	✓	✓	✓
Electric fan assisted oven (if not standard)	✓	✓	✓	✓	✓
Ceramic hob (Standard in homes with an air source heat pump)	✓	✓	✓	✓	✓
Induction hob	✓	✓	✓	✓	✓
Remove base unit to provide space for freestanding dishwasher (including socket and plumbing connections) appliance width depends on house type	✓	✓**	✓	✓	✓
Coloured composite single bowl sink and flexi tap	✓	n/a	✓	✓	✓
Stainless steel bowl and half sink with flexi tap	✓	n/a	n/a	n/a	✓

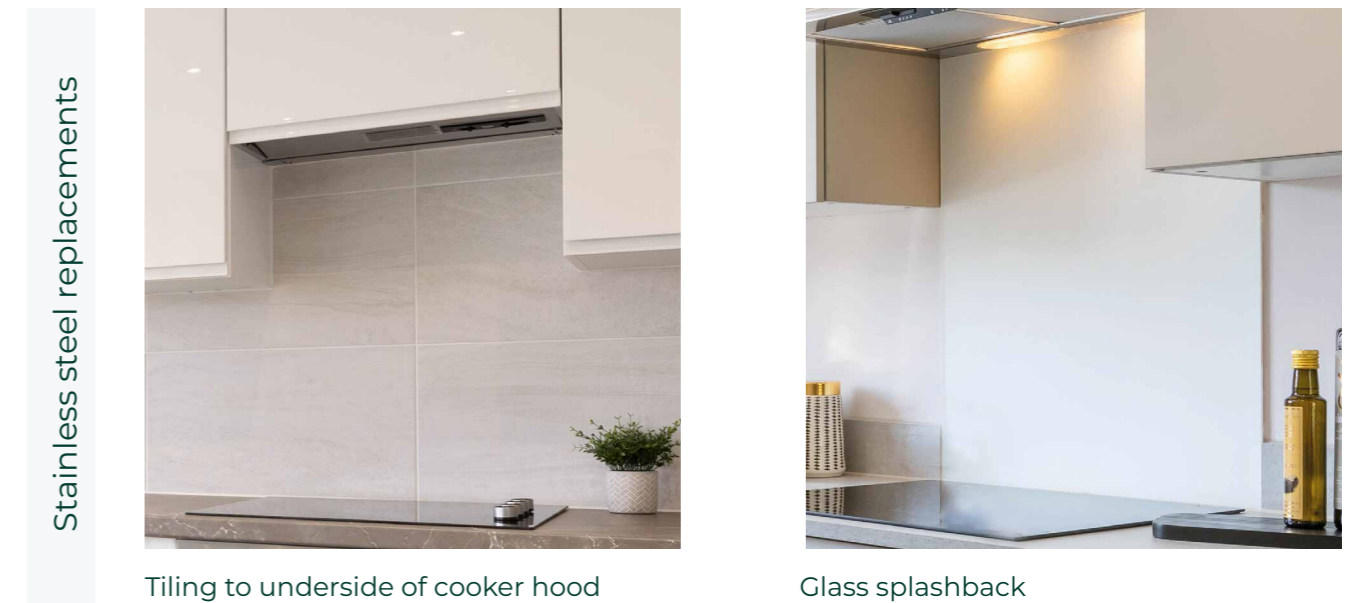
\*\*Subject to house type. Not available in all 2 bedroom homes, please speak to your Sales Executive for more information

\*Not applicable for homes with an air source heat pump.



## Kitchen tiling upgrades

Whether you're thinking about going for a gleaming glass splashback or something a little more practical with ceramic wall tiles, then we have a wide range of options for you. The choice is yours!



Description	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Omit worktop coloured upstand and replace with wall tile from worktop to underside of wall units in tiles from our <b>standard range</b> keeping stainless steel splashback	✓	✓	✓	✓
Omit worktop coloured upstand and replace with wall tile from worktop to underside of wall units in tiles from our <b>upgrade range</b> keeping stainless steel splashback	✓	✓	✓	✓
Replace stainless steel splashback with tiles to underside of cooker hood and cabinets	✓	✓	✓	✓
Replace stainless steel splashback with glass splashback	✓	✓	✓	✓



# Our standard bathroom and tiling

Our bathroom options allow you to add finishing touches to make your bathroom or en-suite as beautiful as it is practical.

## Bathrooms

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Bath mixer tap (with shower head, mounted at low level - if wall mounted shower not fitted as standard elsewhere in the home)	✓	✓	✓	✓
Glass screen to shower cubicle (where applicable)	✓	✓	✓	✓
Window sill and tile splashback to basin (single tile laid horizontally <b>or</b> two tiles laid vertically)	✓	✓	✓	✓
Two rows of wall tiles laid horizontally <b>or</b> one row of wall tiles laid vertically around the bath	✓	✓	✓	✓



## Ground floor WC

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Window sill and tile splashback to basin (single tile laid horizontally <b>or</b> two tiles laid vertically)	✓	✓	✓	✓



## En-suite

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Window sill and tile splashback to basin (single tile laid horizontally <b>or</b> two tiles laid vertically)	n/a	✓*	✓	✓
Full height tiling to the free-standing shower	n/a	✓*	✓	✓

\*Subject to house type

# Bathroom and tiling upgrades

## Bathrooms\*

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
<b>Gas heated home with one shower fitted as standard:</b>				
<ul style="list-style-type: none"> <li>Electric shower over the bath available in <b>brushed steel</b> or <b>gloss black</b></li> <li>Glass shower screen</li> <li>Full height tiling to long edge and end of bath from <b>standard range</b> or <b>upgrade range</b></li> </ul>	n/a	✓	✓	✓

\*Subject to house type and build stage, please speak to your Sales Executive for more information

Electric showers



Arctic white



Midnight black



## Bathrooms continued\*

Gas heated home without a shower fitted as standard:

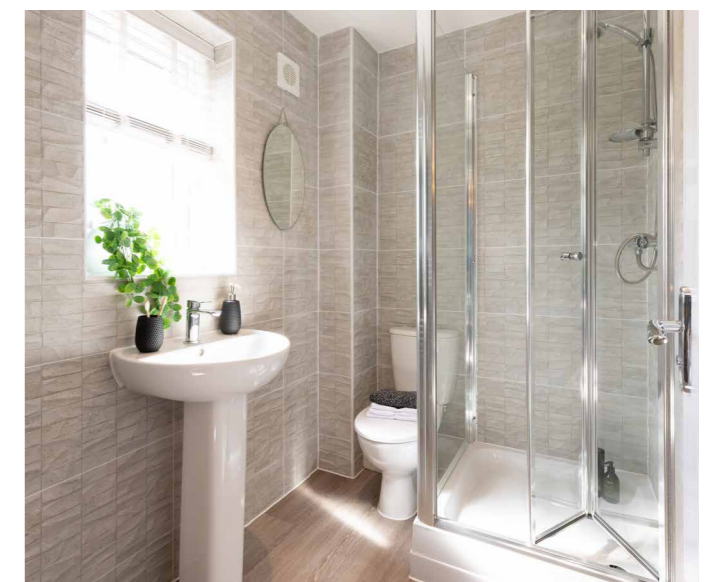
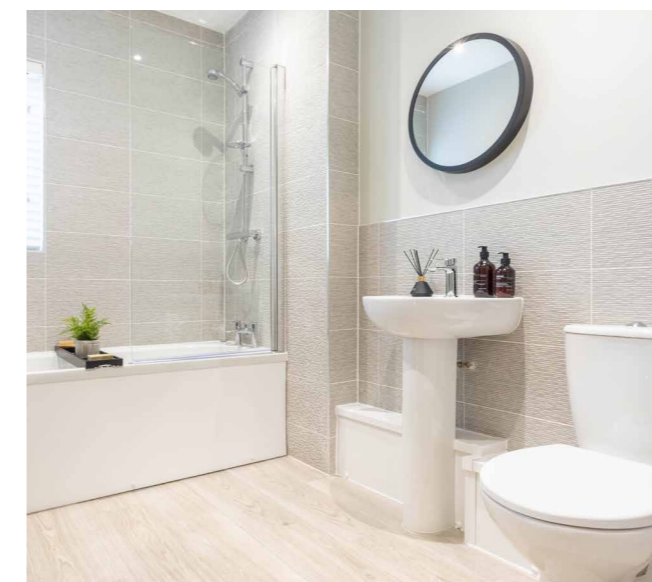
<ul style="list-style-type: none"> <li>Chrome plated thermostatic shower over the bath</li> <li>Glass shower screen</li> </ul>	✓	✓	✓	n/a
<ul style="list-style-type: none"> <li>Full height tiling to long edge and end of bath from <b>standard range</b> or <b>upgrade range</b></li> </ul>				

Homes with an Air Source Heat Pump:

<ul style="list-style-type: none"> <li>Chrome plated thermostatic shower over the bath</li> <li>Glass shower screen</li> <li>Full height tiling to long edge of bath from <b>standard range</b> or <b>upgrade range</b></li> </ul>	✓	✓	✓	✓
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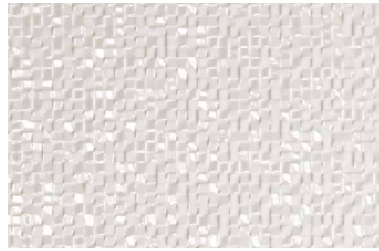
## En-suite

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Half height tiling to en-suite to remainder of the room	n/a	✓*	✓	✓
Full height tiling to all four walls	n/a	✓*	✓	✓





Standard range wall tiles: 25x44.3cm



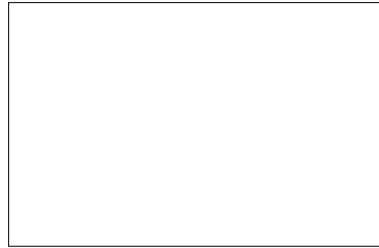
Cubica Blanco



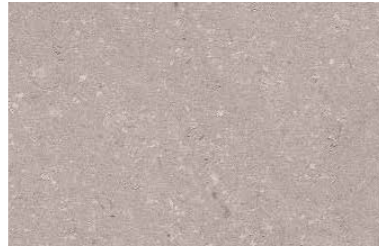
Nantes Caliza



Image Silver



Crystal White



Coral Topo



Image White



Indic



Shine Niquel



Shine Aluminio



Upgraded range wall tiles: 33.3x59.2cm



Nantes Acero



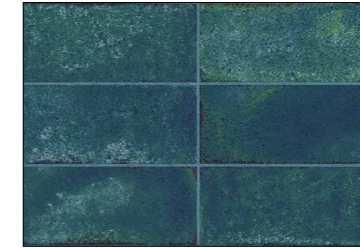
Mosaico Nantes Acero



Block Butan Bone



Butan Bone



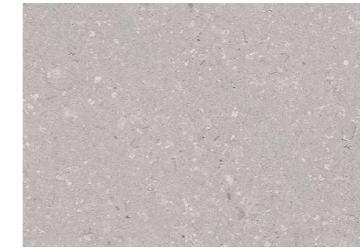
Brick Vetri Blue



Brick Vetri Green



Mystic Beige



Coral Acero



Marmol Carrara Blanco



Coral Caliza



Deco Coral Caliza



Deco Coral Topo



Gleeson homes include tiling by **PORCELANOSA**



# Flooring

Finish your home perfectly with our range of high quality flooring options, available in a variety of styles and colour choices. Choose carpets from our standard or ultimate upgrade ranges, or add ceramic tiles to your kitchen.



## Upgraded ceramic flooring

Description	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Ceramic floor planks (22x90cm) to kitchen-diner (utility if applicable)	✓	✓	✓	✓
Ceramic floor tiling to kitchen-diner (utility if applicable)	✓	✓	✓	✓
Ceramic floor tiling to downstairs WC (only available where kitchen-diner floor tile option is also selected)	✓	✓	✓	✓

## Carpets

Description	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Carpets from our standard range	✓	✓	✓	✓
Carpets from our ultimate range	✓	✓	✓	✓
'Hippo' entrance matting: entire hallway in brown or black*	✓	✓	✓	✓
'Hippo' entrance matting: hall width at front door only, approximately one metre long in brown or black*	✓	✓	✓	✓

\*Hippo matting is only available as an option when ordered with carpets/vinyl elsewhere in the home.

## Vinyl

Description	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Standard range vinyl floor in bathroom (and/or en-suite if applicable)	✓	✓	✓	✓
Upgrade range vinyl floor in kitchen-diner and/or WC (utility if applicable)	✓	✓	✓	✓
Upgrade range vinyl tile flooring in bathroom and/or en-suite (by quotation on request)	✓	✓	✓	✓
Upgrade range vinyl tile flooring in kitchen, utility and/or WC (by quotation on request)	✓	✓	✓	✓



Standard range floor tiles



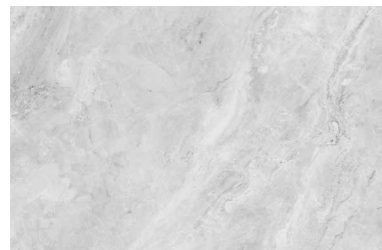
Bottega Acero



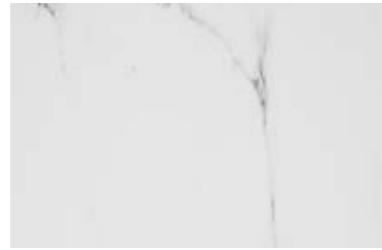
Bottega Caliza



Butan Bone



Indic



Carrara Blanco Brillo



Atlanta Grey (as parquet flooring)



Atlanta Natural (as parquet flooring)



Upgraded range floor tiles



Smart Minnesota Ash



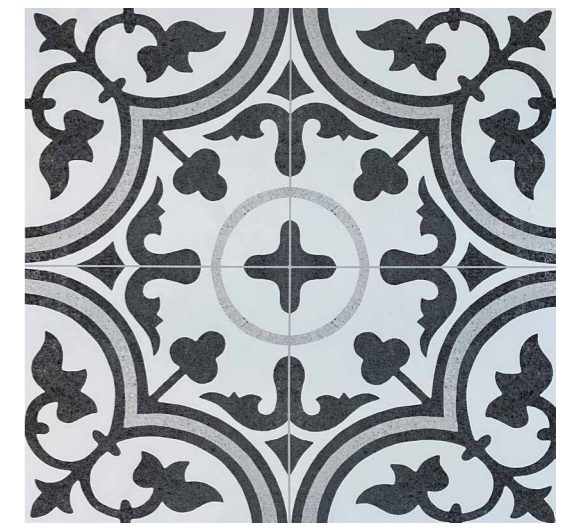
Smart Tanzania Silver



Smart Tanzania Almond



Smart Tanzania Natural

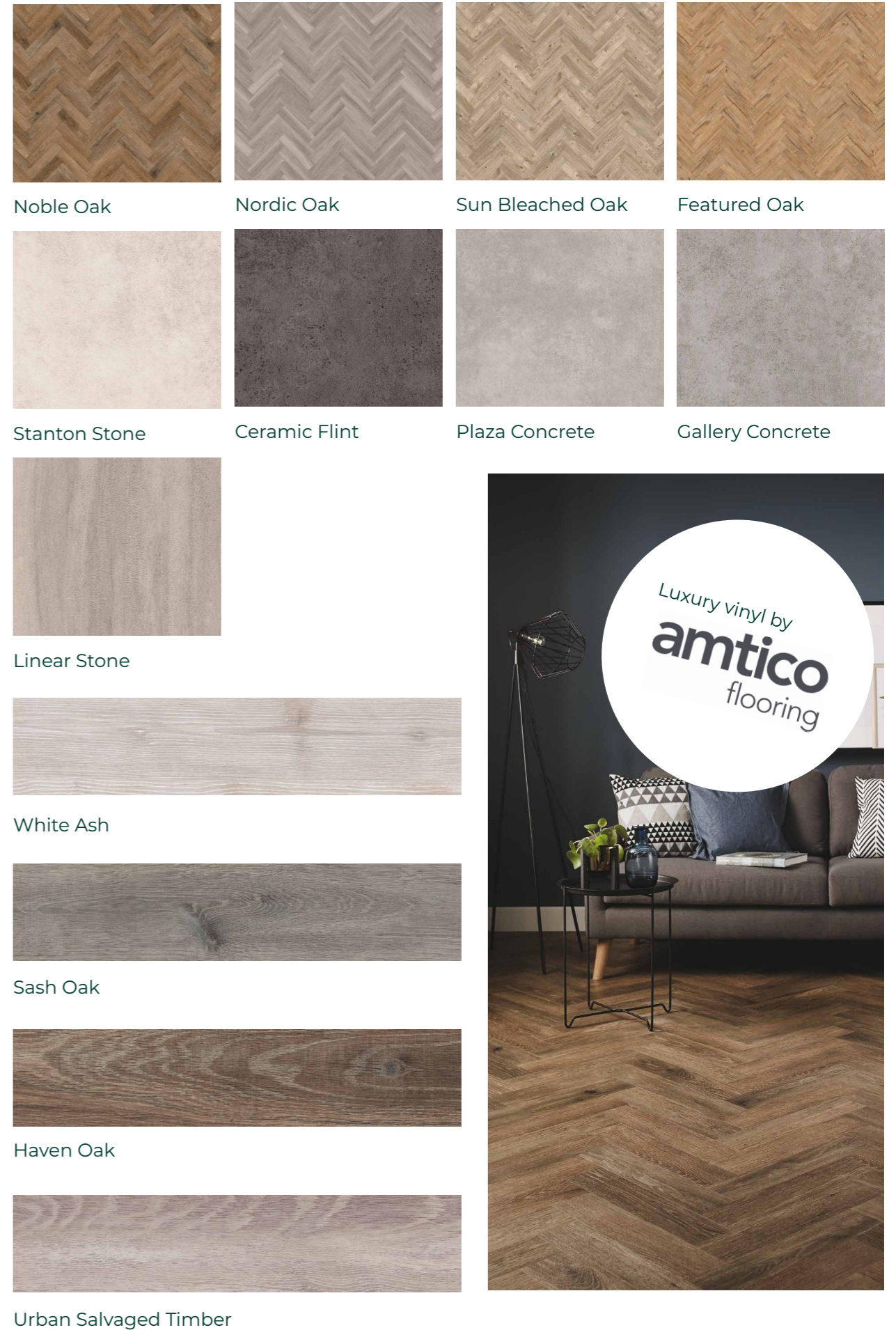


Almeria





Upgraded flooring



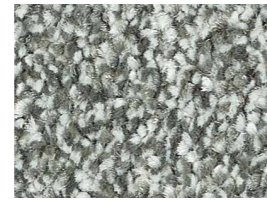




Mother of Pearl



Mist



Seal



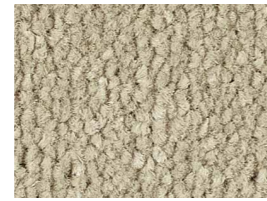
Metal Grey



Cloud



Wheat



Stone



Oatmeal



Dovetail



Harbour Grey



Grey Fox



Smoke



Lead



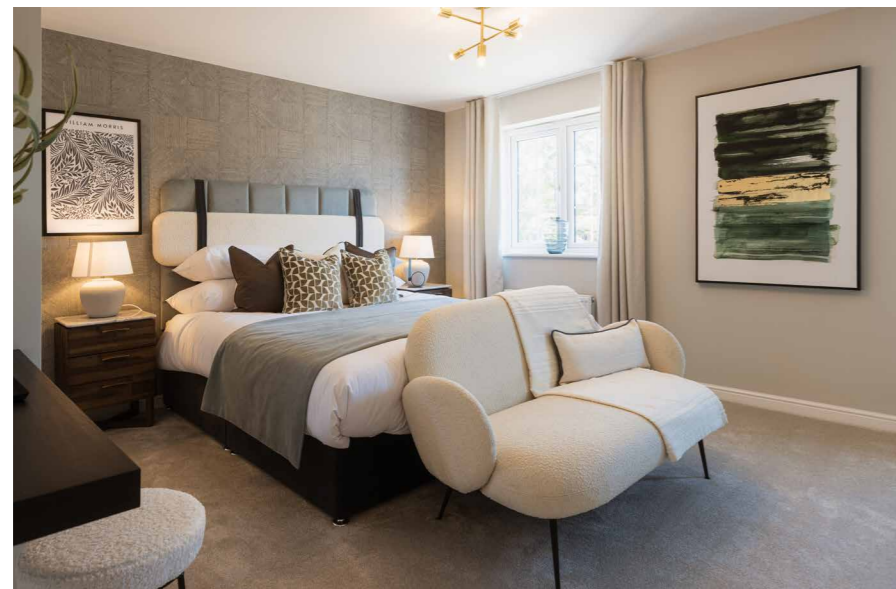
York Stone



Vanilla



Hazelwood




Granola

# Wardrobes



Our homes are carefully designed to give you optimal storage space, so why not enhance your bedroom with some stylish fitted wardrobes?

Sliding or hinged door options, available in a choice of finishes.\* 

\*Dependant on house type. Please speak to your Sales Executive for more information.

## Standard upgrade internal specification



Classic wardrobe internal of high-level, full width, blanket shelf and hanging

## Premium upgrade internal specification



**Upgrade one**  
Standard specification plus half double hanging



**Upgrade two**  
Upgrade one, with the addition of an off-centre tower unit



**Upgrade three**  
Upgrade two, with additional full double hanging

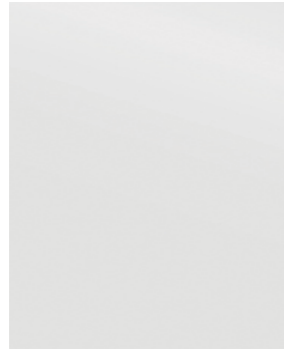


## Sliding wardrobes

Standard upgrade range

### Door panel

For use in the door panel choices for all ranges



Silver mirror

### Framework

These colours can be used for the frameworks in the sliding wardrobes



Bardolino



New England



Smoked Liberty



Natural Oak



Silver Elm



Smoked Oak

### Paint effect finishes

Available for both doors and framework



Mist



Indigo



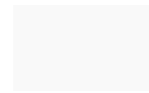
Slate



Charcoal



Fawn



Bianco



Highland

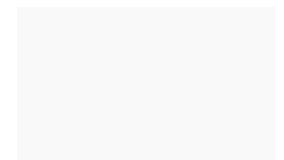


Hazel



Premium upgrade range

### Framework choices



High Gloss White



High Gloss Grigio



High Gloss Cashmere

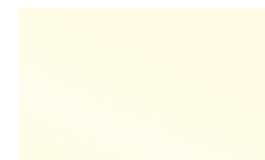
### Door panel choices



Graphite Mirror



Champignon



Soft White Glass



Oyster

## Hinged Wardrobes

Standard upgrade range

### Hinged door designs



Catalina



Lauren



Seville



Suffolk

### Framework

These colours can be used for the frameworks in the hinged wardrobes



Bardolino



New England



Smoked Liberty



Natural Oak



Silver Elm



Smoked Oak

Premium upgrade range

### Paint effect finishes

Available for both doors and framework



Mist



Indigo



Charcoal



Fawn



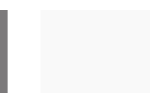
Highland



Hazel



Slate



Bianco

### High gloss finishes

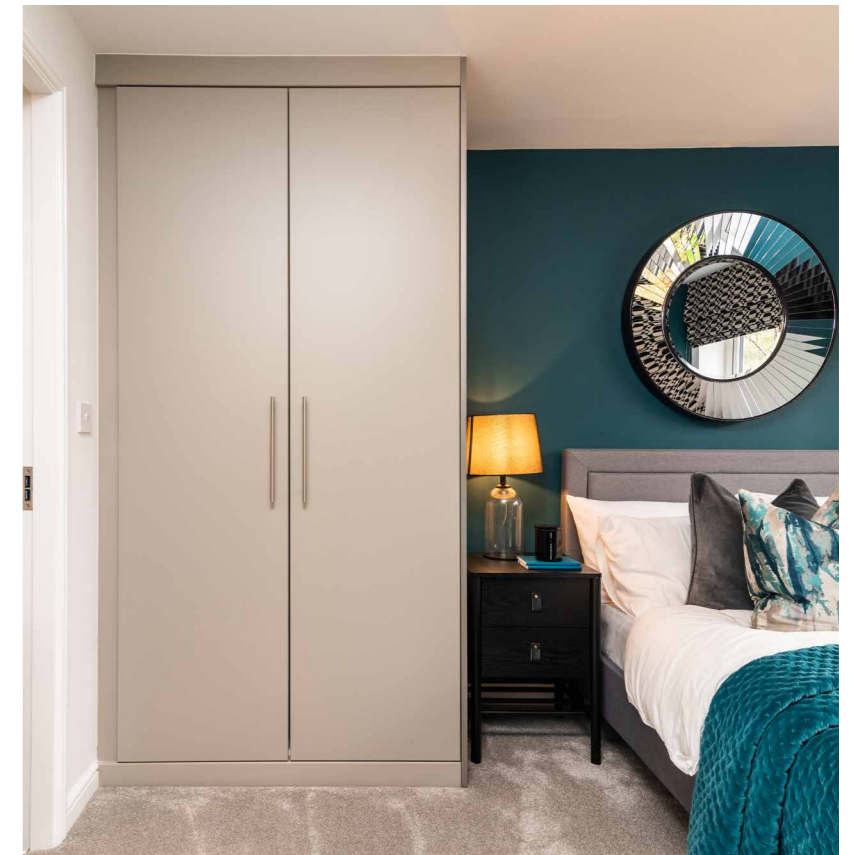


High Gloss White



High Gloss Grigio

High Gloss Cashmere





# Lighting and electrical

Set the mood with stylish lighting and electrical upgrades throughout and to the exterior of your home.

## Indoor

Description	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Energy efficient downlighters to bathroom. Available in white <b>or</b> brushed chrome.*	✓	✓	✓	✓
Energy efficient downlighters to master bedroom en-suite. Available in white <b>or</b> brushed chrome.*	n/a	✓	✓	✓
Energy efficient downlighters to kitchen. Available in white <b>or</b> brushed chrome.*	✓	✓	✓	✓
Energy efficient downlighters to kitchen <b>and</b> dining area. Available in white <b>or</b> brushed chrome.*	✓	✓	✓	✓
Energy efficient downlighters to downstairs WC. Available in white <b>or</b> brushed chrome.*	✓	✓	✓	✓

\*Energy efficient downlighters to replace standard light fitting.



## Media and entertainment

Description	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Additional BT point*	✓	✓	✓	✓
Media pack - BT, TV and additional double socket	✓	✓	✓	✓
Additional TV point (don't forget, you may need an additional adjacent socket!)	✓	✓	✓	✓

\*All BT sockets will incur a connection charge from BT

Brushed chrome socket plates



Brushed chrome double socket



Brushed chrome double socket with USB charging point

## Electrical sockets

Description	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Upgrade ground floor switch/socket plates to brushed chrome	✓	✓	✓	✓
Upgrade first floor switch/socket plates to brushed chrome	✓	✓	✓	✓
Upgrade an electrical socket to include USB charging point (white)	✓	✓	✓	✓
Upgrade an electrical socket to include USB charging point (brushed chrome)	✓	✓	✓	✓
Additional double socket	✓	✓	✓	✓
Shaver point	✓	✓	✓	✓

## Outdoor

Description	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Rear security light with PIR (passive infrared sensor) (typically mounted under first floor window)	✓	✓	✓	✓
External double power socket - typically mounted on the rear external wall	✓	✓	✓	✓
Door bell kit with chime	✓	✓	✓	✓
Ring door bell	✓	✓	✓	✓
Exterior up/down lighters in brushed chrome to front door (if not included as standard)	✓	✓	✓	✓

Exterior lighting



Rear security light with PIR



Exterior up/down lighters in brushed chrome

## Security

Description	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
<b>Security alarm option one</b> - keypad, two PIR, door contact to front door*	✓	✓	✓	✓
<b>Security alarm option two</b> - keypad, three PIR, two external door contacts*	✓	✓	✓	✓
Additional PIR	✓	✓	✓	✓
Additional external door contact	✓	✓	✓	✓

\*Systems will differ between wired and wireless depending on availability

## Garden

Your garden comes as the perfect blank canvas, just waiting to be personalised to suit your style with a fantastic range of upgrades.

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Outside tap - typically located under kitchen window	✓	✓	✓	✓
Timber personnel gate	✓	✓	✓	✓
Upgrade to 1.8m high fencing. Please note - the posts will be placed on the internal side of the garden, the fair face will face outwards*	✓	✓	✓	✓
Turf to the rear garden with outside tap	✓	✓	✓	✓
Additional paving slabs*	✓	✓	✓	✓

\*Quantity and layout to be agreed

## Garage

There are several ways you can upgrade your garage, such as adding a power supply!

Description	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Power to detached garage - one light point, one switch, one double weather resistant socket**	✓	✓	✓	✓
Power to attached/integral garage - one light point, one switch, one double weather resistant socket	✓	✓	✓	✓
External personnel door (if being built without a door)	✓	✓	✓	✓

\*\*Subject to garage location

# Get personalising

We hope you love personalising your home with our range of options and upgrades. For more interior inspiration, and to see how our customers have styled their homes, why not follow us on social media?



\*All images used throughout this brochure are for illustrative purposes only and show options available at the time of publication. Some images also show optional upgrades at an additional cost. Please speak to your Sales Executive for more information. Please note that available upgrades may differ between developments and house types.



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All information correct at time of production, September 2024.

S-001V7

