

# 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. Seven 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 White	Matt Nickel Wide Bow	Urban Pebble	Matt Nickel Wide Bow

## 40mm post formed worktops

Lava Stone	Alaska	Farmhouse Oak
Dark Ash	Tectonica	
Marble Sirocco	Oak Block	



# 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




Hacienda Light Driftwood




Stainless Steel Bar




Matt Black Bar




Chrome Square D




Plaza Porcelain



Matt Nickel Wide Bow




Brushed Nickel Bow




Brushed Bronze Arched


Plaza Cashmere




Urban Cobble Grey




Brushed Bronze Arched




Brushed Nickel Barrel




Urban White



Urban Pebble




Antique Copper Bow




Rose Gold Square


### 40mm premium/square edge worktops




Copper Slate




Dark Ash




Alaska




Oak Block




Lava Stone



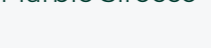
Tectonica




Marble Sirocco




Coastal Shale




Chalet Oak




Cloudy Cement




Grey Terrazzo




Silver Oak




Empire Marble




Arctic Marble



Volcanic Ash




Iceberg Marble

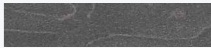


Farmhouse Oak


### 22mm worktops




Arctic Marble




Dark Ash




Empire Marble




Farmhouse Oak




Lava Stone



Pearl Granite



Svenborg



Tinovant Oak

Inline range

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
<b>Inline Form range:</b> <ul style="list-style-type: none"><li>Two colours</li><li>Choice of four handles</li></ul>	✓	✓	✓	✓
<b>Inline Trend range:</b> <ul style="list-style-type: none"><li>One colour</li><li>Choice of four handles</li></ul>	✓	✓	✓	✓
Choice of eight 22mm thick square edged worktops	✓	✓	✓	✓

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



Inline range

Inline Form

Smooth Pebble

Smooth Indigo

Aluminium

Gunmetal

Matt Black

Matt Brass

22mm worktops

Arctic Marble

Dark Ash

Empire Marble

Farmhouse Oak

Lava Stone

Pearl Granite

Svenborg

Tinovant Oak

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

Heritage range

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
<b>Princeton range:</b> <ul style="list-style-type: none"><li>Three colours</li><li>Choice of four handles</li></ul>	✓	✓	✓	✓
<b>New York range:</b> <ul style="list-style-type: none"><li>Three colours</li><li>Integrated pull handle</li></ul>	✓	✓	✓	✓
<b>Harvard range:</b> <ul style="list-style-type: none"><li>Three colours</li><li>Choice of three handles</li></ul>	✓	✓	✓	✓
<b>Langdale range:</b> <ul style="list-style-type: none"><li>Two colours</li><li>Choice of three handles</li></ul>	✓	✓	✓	✓
Choice of 16, 40mm worktops and 8, 22mm worktops	✓	✓	✓	✓

Our Signature Plus, 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).

Additions | 6

7 | Gleeson Homes

Princeton



Pearl Grey



Providence Blue



Chalk White



Brushed Nickel Bow



Antique Copper Bow



Matt Brass Slim Square



Brushed Bronze Rectangle

New York



Dusk Grey



Anthracite



White

Handle inclusive in design

Harvard



Charcoal



Hunters Green



Pebble



Rose Gold Square



Matt Nickel Square



Antique Copper Bow

Langdale



Fern Green



Indigo



Matt Nickel Square



Antique Copper Bow



Camden Matt Black



Matt Brass Arched Bridge

40mm premium/square edge worktops



Copper Slate



Dark Ash



Alaska



Oak Block



Lava Stone



Tectonica



Marble Sirocco



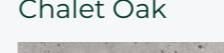
Coastal Shale



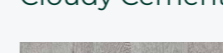
Chalet Oak



Cloudy Cement



Grey Terrazzo



Silver Oak



Empire Marble



Arctic Marble



Volcanic Ash



Iceberg Marble

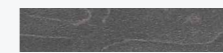


Farmhouse Oak

22mm worktops



Arctic Marble



Dark Ash



Empire Marble



Farmhouse Oak



Lava Stone



Pearl Granite



Svenborg



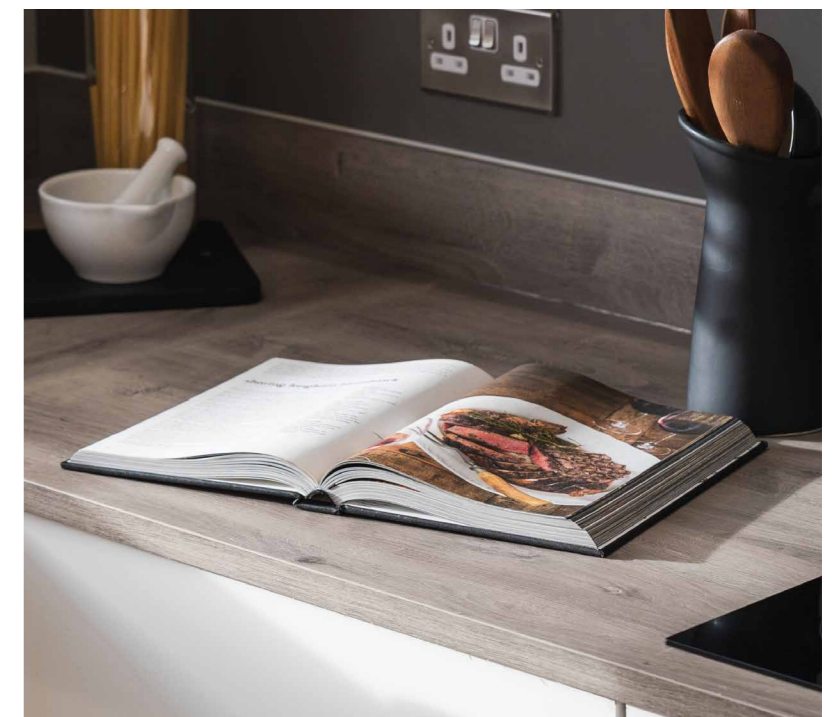
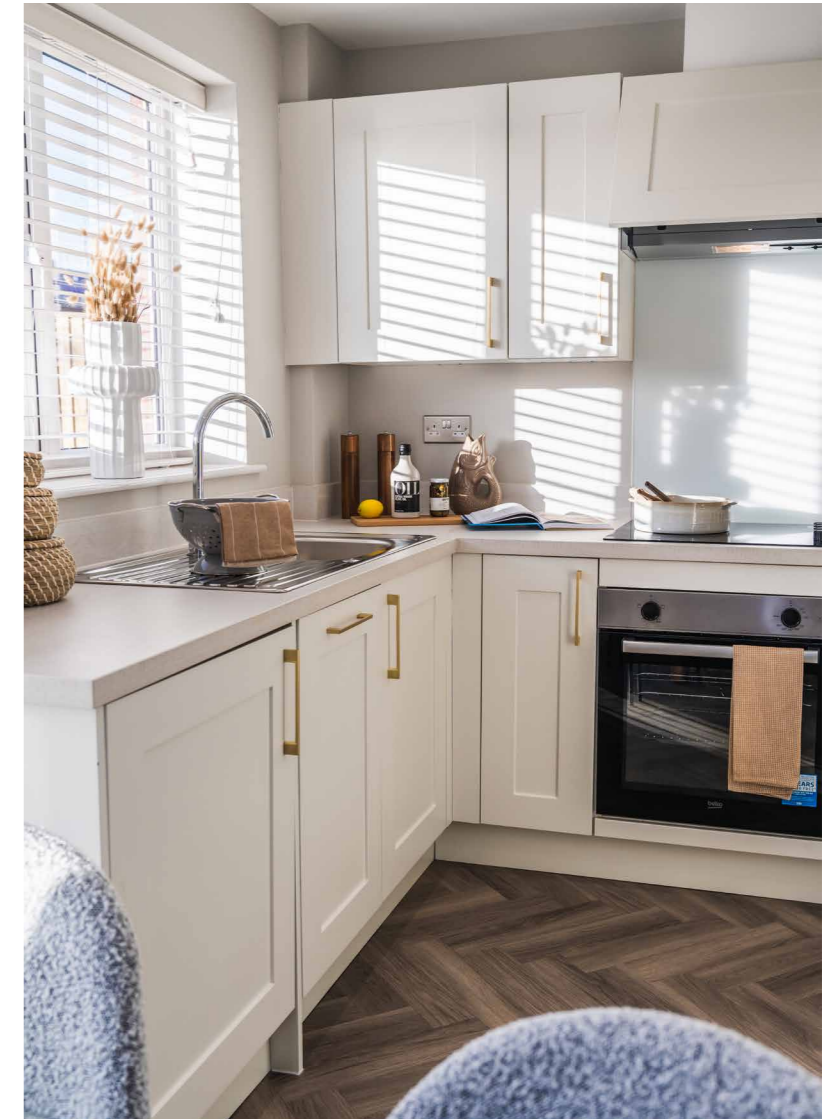
Tinovant Oak



Svenborg



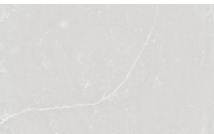
Tinovant Oak



# 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	✓	✓	✓	✓



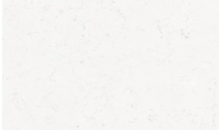
Desert Silver



Gris Expo



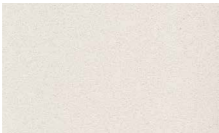
Marengo



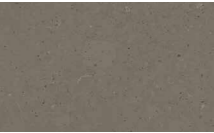
Miami Vena



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	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!

Stainless steel replacements



Tiling to underside of cooker hood



Glass splashback

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 or 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>				
• Electric shower over the bath available in <b>brushed steel</b> or <b>gloss black</b>	n/a	✓	✓	✓
• Glass shower screen				
• Full height tiling to long edge and end of bath from <b>standard range</b> or <b>upgrade range</b>				

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

Electric showers



Arctic white



Midnight black

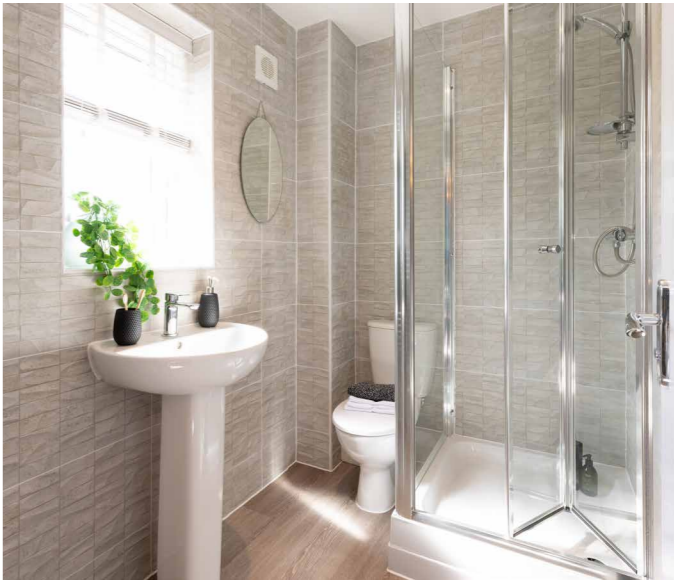


## Bathrooms continued\*

Gas heated home without a shower fitted as standard:				
• Chrome plated thermostatic shower over the bath Glass shower screen	✓	✓	✓	n/a
• Full height tiling to long edge and end of bath from <b>standard range</b> or <b>upgrade range</b>				
Homes with an Air Source Heat Pump:				
• Chrome plated thermostatic shower over the bath	✓	✓	✓	✓
• Glass shower screen				
• Full height tiling to long edge of bath from <b>standard range</b> or <b>upgrade range</b>				

## 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



Crystal White



Indic



Shine Niquel



Shine Aluminio



Nantes Caliza



Coral Topo



Image Silver



Image White



Upgraded range wall tiles: 33.3x59.2cm



Nantes Acero



Butan Bone



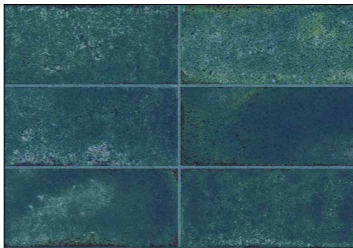
Mystic Beige



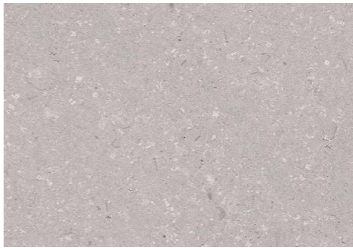
Coral Caliza



Mosaico Nantes Acero



Brick Vetri Blue



Coral Acero



Deco Coral Caliza



Block Butan Bone



Brick Vetri Green



Marmol Carrara Blanco



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)	✓	✓	✓	✓

Ceramic floor tiles or vinyl floor tiles are not available in homes which have a floor drain. They will be provided with appropriate vinyl flooring as standard. Please speak to your Sales Executive for more information.

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



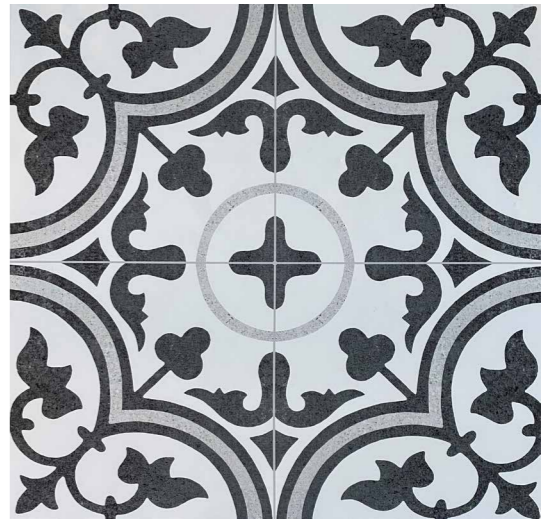
Smart Tanzania Silver



Smart Tanzania Almond



Smart Tanzania Natural



Almeria



Standard vinyl flooring



Camargue 528



Sorbonne 582



Hatari 791



Morgane 594



Navarra 581



Toledo D 582



Barcelona D 576



Miguel 597



Giuliano 595



Sorbonne 508



Felice 536



Giuliano 532



Balmani 594



Barcelona D 509



Upgraded flooring



Noble Oak



Nordic Oak



Sun Bleached Oak



Featured Oak



Stanton Stone



Ceramic Flint



Plaza Concrete



Gallery Concrete



Linear Stone



White Ash



Sash Oak



Haven Oak



Urban Salvaged Timber





Mother of Pearl



Mist



Seal



Metal Grey



Cloud



Wheat



Stone



Oatmeal



Dovetail



Harbour Grey



Grey Fox



Smoke



Lead



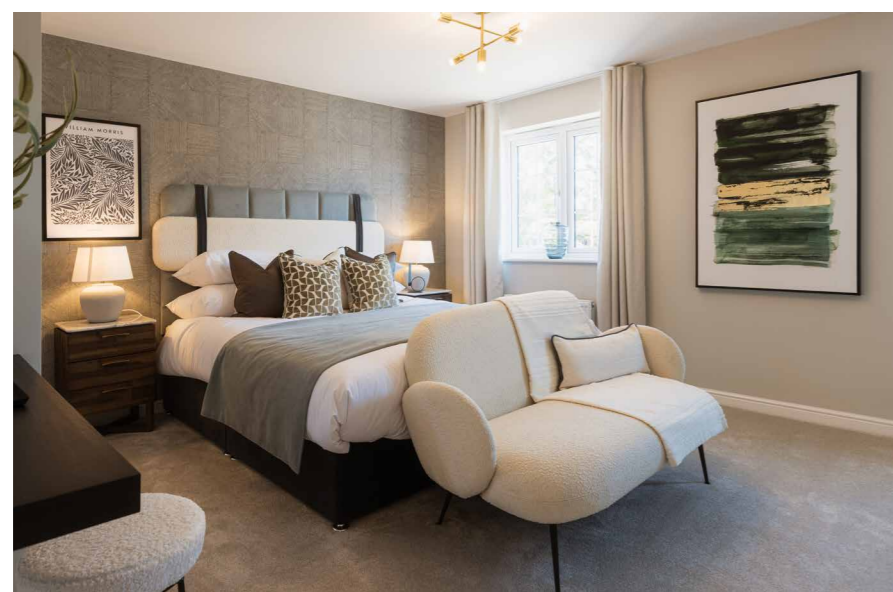
York Stone



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

Premium upgrade range


**Paint effect finishes**  
Available for both doors and framework




Mist




Indigo



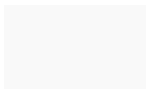
Slate




Charcoal




Fawn




Bianco



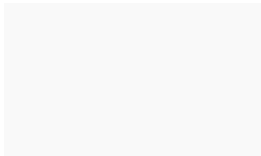
Highland




Hazel




**Framework choices**



High Gloss White




High Gloss Grigio




High Gloss Cashmere

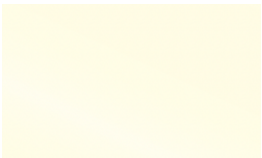
**Door panel choices**




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



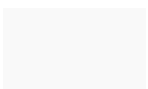
Highland




Hazel




Slate




Bianco




**High gloss finishes**



High Gloss White



High Gloss Grigio



High Gloss Cashmere

Additions | 28

29 | Gleeson Homes

# 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 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	✓	✓	✓	✓
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.



**Right where you belong**

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

All information correct at time of production, 5 August 2025

S-001V10

