

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.



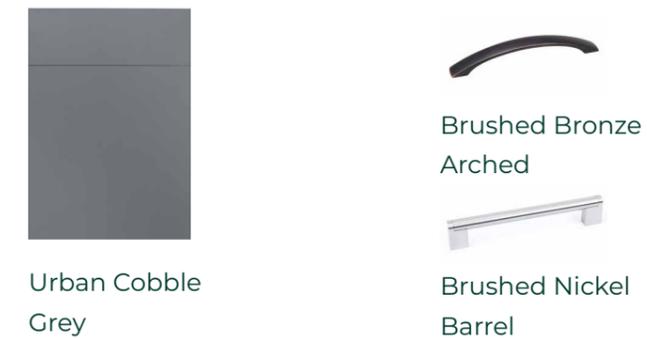
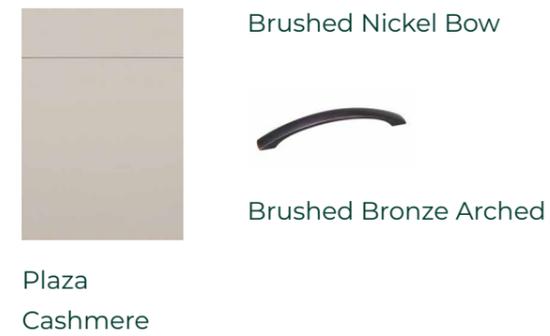
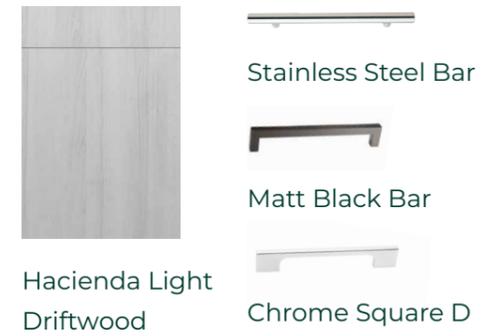
Our **Signature Plus** kitchen range offers even more choice of handles and worktops. With this range, you can also benefit from soft close hinges and matching internal cabinet colours and end panels for a more premium finish.

Signature and Signature Plus

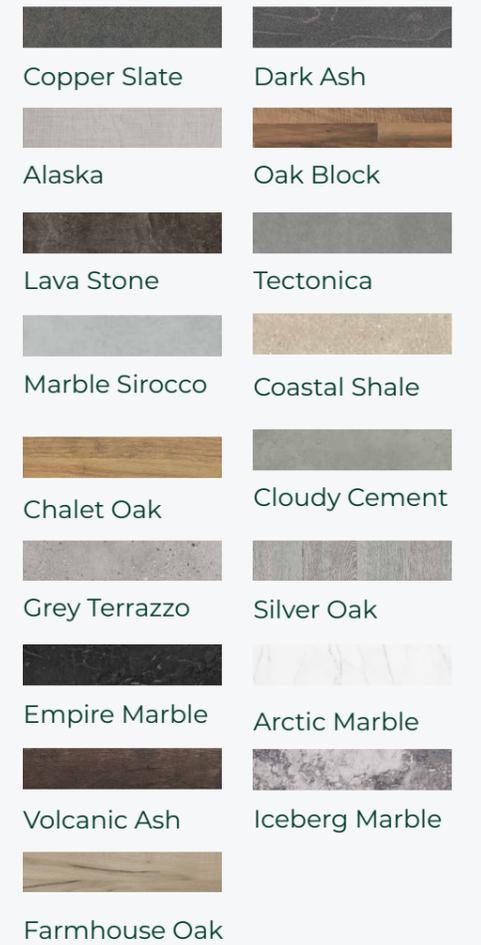
Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Signature				
• Seven colours				
• One handle choice	✓	✓	✓	✓
• Choice of seven 40mm worktops				
Signature Plus				
• Seven colours				
• Up to four handle options	✓	✓	✓	✓
• Choice of 24 worktops				
• Soft close hinges				

*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.

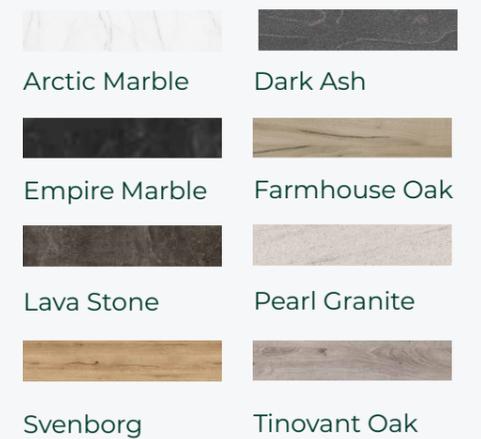
Signature Plus range



40mm premium/square edge worktops



22mm worktops



Inline range

Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Inline Form range:				
• Two colours	✓	✓	✓	✓
• Choice of four handles				
Inline Trend range:				
• One colour	✓	✓	✓	✓
• Choice of four handles				
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

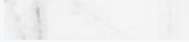
Inline Trend



Ice White

22mm worktops

	Aluminium
	Gunmetal
	Matt Black
	Matt Brass

	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
Princeton range:				
• Three colours	✓	✓	✓	✓
• Choice of four handles				
New York range:				
• Three colours	✓	✓	✓	✓
• Integrated pull handle				
Harvard range:				
• Three colours	✓	✓	✓	✓
• Choice of three handles				
Langdale range:				
• Two colours	✓	✓	✓	✓
• Choice of three handles				
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).



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



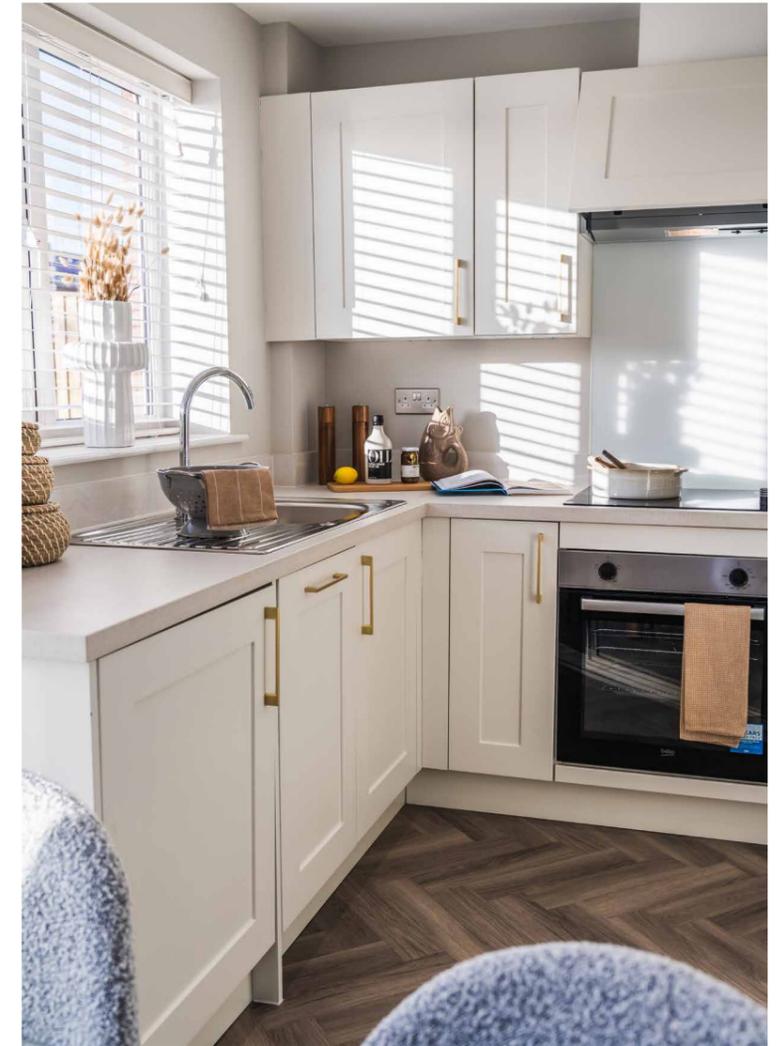
Pearl Granite



Svenborg



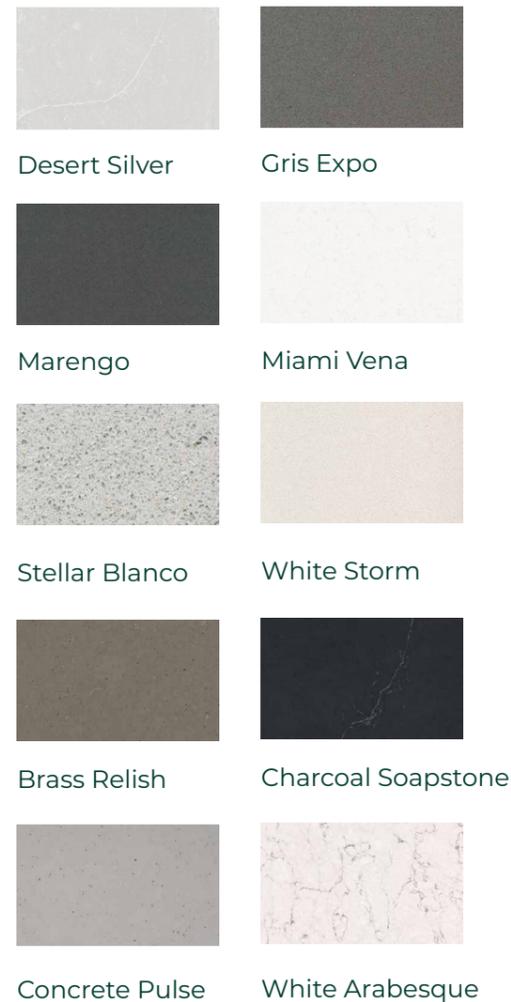
Tinovant Oak



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	✓	✓	✓	✓



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!



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 standard range keeping stainless steel splashback	✓	✓	✓	✓
Omit worktop coloured upstand and replace with wall tile from worktop to underside of wall units in tiles from our upgrade range 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 or two tiles laid vertically)	✓	✓	✓	✓
Two rows of wall tiles laid horizontally or 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 or 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
Gas heated home with one shower fitted as standard:				
<ul style="list-style-type: none"> Electric shower over the bath available in brushed steel or gloss black Glass shower screen Full height tiling to long edge and end of bath from standard range or upgrade range 	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:

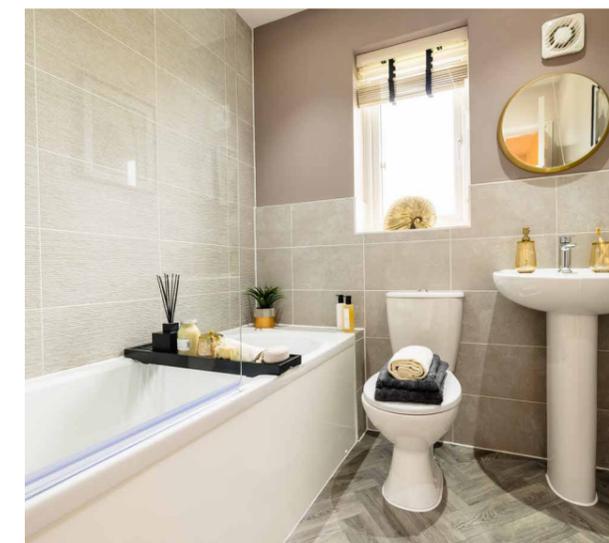
<ul style="list-style-type: none"> Chrome plated thermostatic shower over the bath Glass shower screen Full height tiling to long edge and end of bath from standard range or upgrade range 	✓	✓	✓	n/a
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Homes with an Air Source Heat Pump:

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



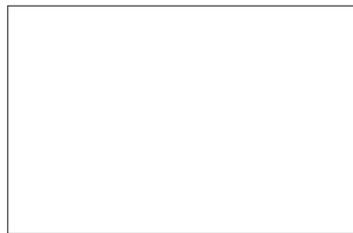
Cubica Blanco



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



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



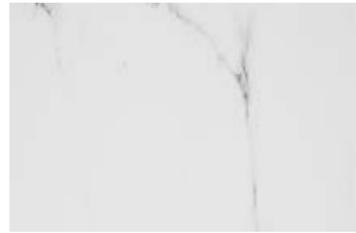
Bottega Caliza



Butan Bone



Indic



Carrara Blanco Pulido



Atlanta Grey (as parquet flooring)



Atlanta Natural (as parquet flooring)



Upgraded range floor tiles



Smart Minnesota Ash



Smart Tanzania Silver



Smart Tanzania Almond



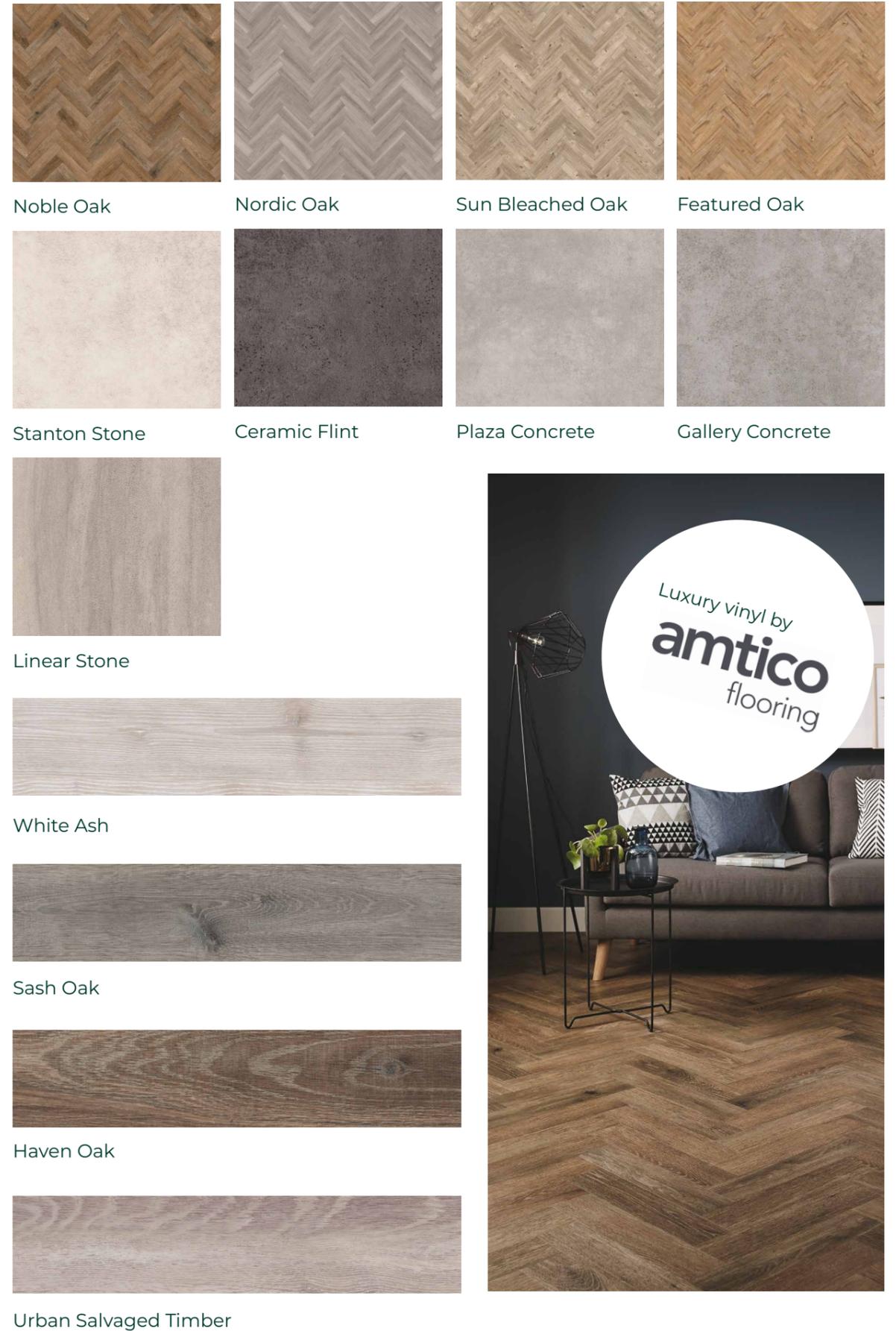
Smart Tanzania Natural



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

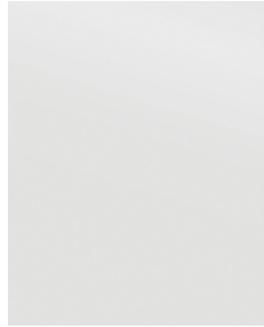
Upgrade two, with additional full double hanging

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



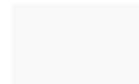
Slate



Charcoal



Fawn



Bianco



Highland

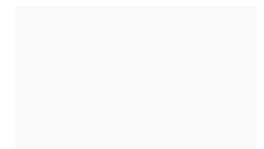


Hazel



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

Premium upgrade range

Framework

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



Bardolino



New England



Smoked Liberty



Natural Oak



Silver Elm



Smoked Oak

Paint effect finishes

Available for both doors and framework



Mist



Indigo



Charcoal



Fawn



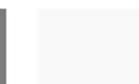
Highland



Hazel



Slate



Bianco

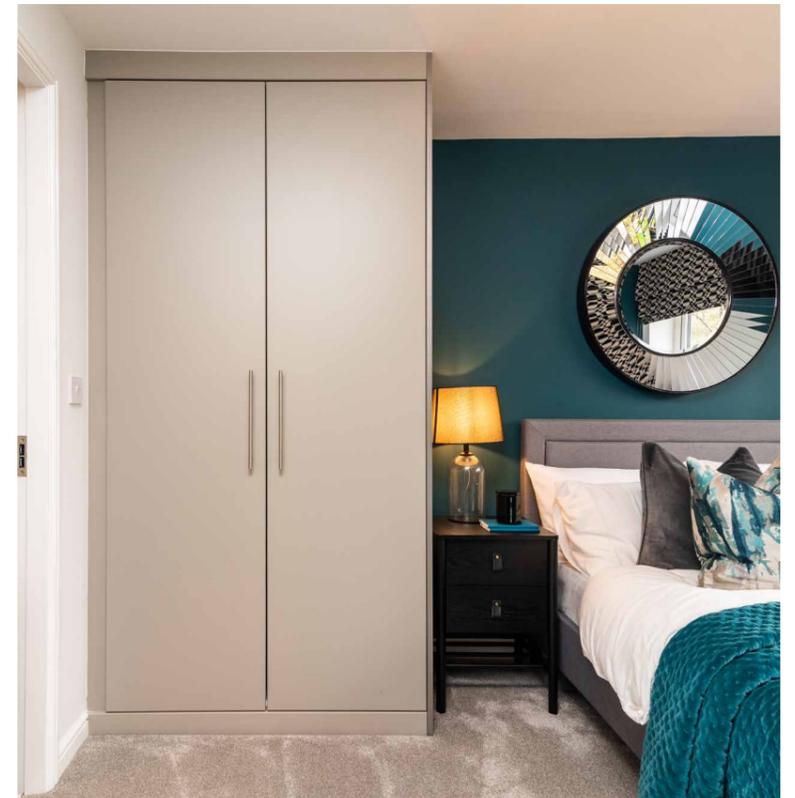
High gloss finishes



High Gloss White



High Gloss Grigio



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 or brushed chrome.*	✓	✓	✓	✓
Energy efficient downlighters to master bedroom en-suite. Available in white or brushed chrome.*	n/a	✓	✓	✓
Energy efficient downlighters to kitchen. Available in white or brushed chrome.*	✓	✓	✓	✓
Energy efficient downlighters to kitchen and dining area. Available in white or brushed chrome.*	✓	✓	✓	✓
Energy efficient downlighters to downstairs WC. Available in white or 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
Security alarm option one - keypad, two PIR, door contact to front door*	✓	✓	✓	✓
Security alarm option two - 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

All information correct at time of production, 13 October 2025

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