

# Additions

Select your options  
and extras



# Introducing your options

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.

## Your options meeting

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.



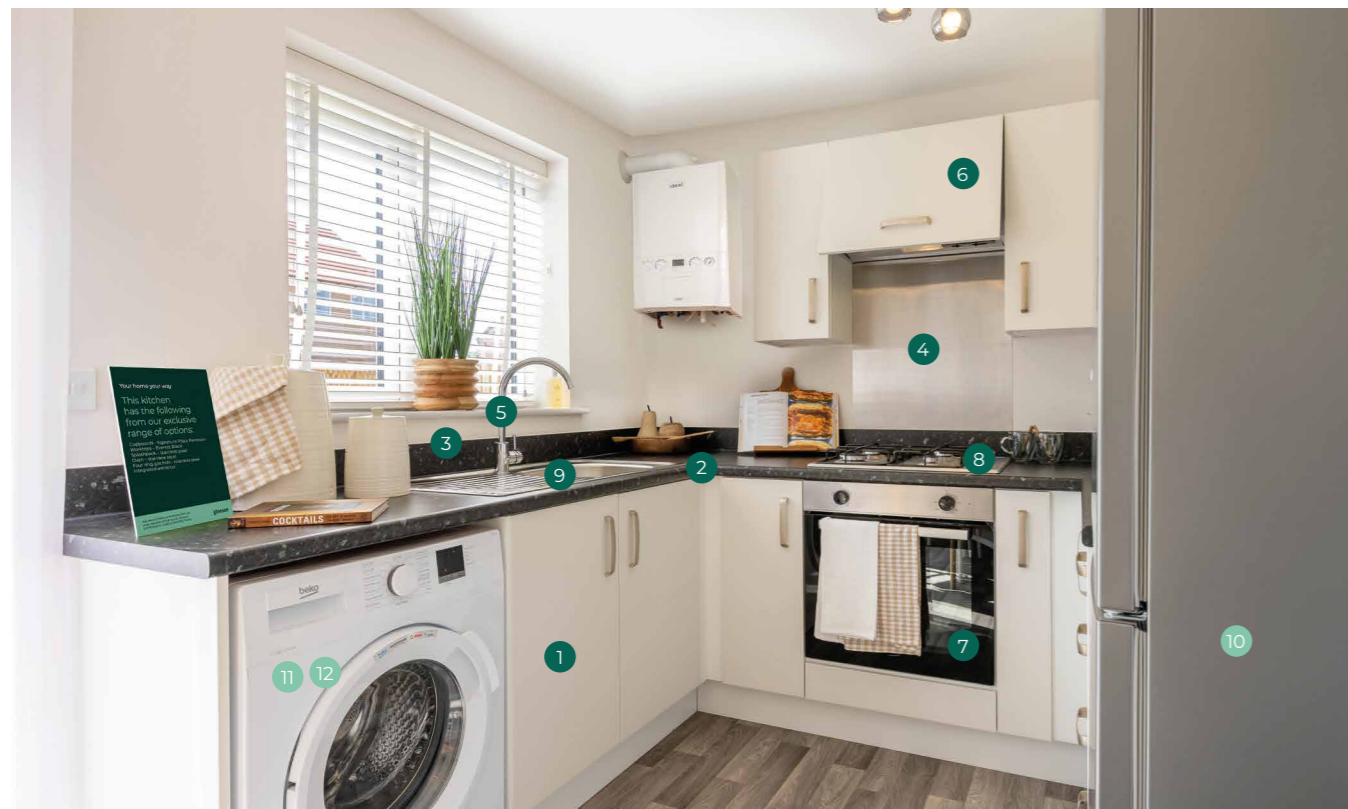
\*Gleeson's standard specification varies on each development. Upgrades and additional options are also available subject to house style, build stage and availability. For more information on the standard specification and the available optional upgrades at your chosen development, please speak to one 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



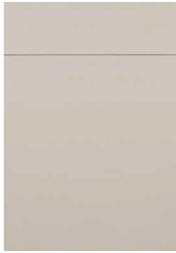







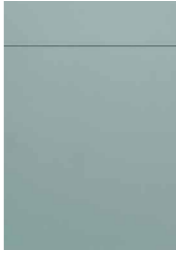

The kitchen is the heart of the home and is a room where you can really make your space unique. Choose your cupboard doors and worktops and upgrade items such as your hob, cooker hood, tiles and much more to create your perfect space.

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

			
Virginia Riviera	Matt Nickel Wide Bow	Plaza Cashmere	Matt Nickel Wide Bow
			
Plaza Porcelain	Matt Nickel Wide Bow	Plaza Cobble Grey	Matt Nickel Wide Bow
			
Hacienda Light Driftwood	Stainless Steel Bar	Hacienda Nordic Blue	Stainless Steel Bar

### 40mm post formed worktops

	
Copper Slate	Dark Ash
	
Everest Black	Oak Block
	
Pastel Oak	Tectonica
	
Marble Sirocco	





# Kitchen upgrades

If you wish to upgrade your kitchen, we have an even wider range of stunning styles for you to choose from. These are the Heritage and Inline ranges, which include door upgrades with matching side panels, premium/square edge worktop upgrades and soft close doors. Not only can you design your dream kitchen with a range of units and worktops, you can also add those final finishing touches\*.

Choose to upgrade to an induction hob giving you sleek styling and precise heat at the touch of a button or a stainless steel cooker hood to create a feature.



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).

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 three handles				
<b>New York range:</b>				
• Three colours	✓	✓	✓	✓
• Integrated pull handle				
<b>Harvard range:</b>				
• Three colours	✓	✓	✓	✓
• Choice of three handles				
Choice of seven square edged and nine radius edged worktops from premium selection	✓	✓	✓	✓

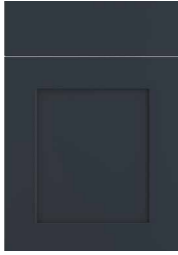



## Inline range

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 Studio range:</b>				
• Two colours	✓	✓	✓	✓
• Choice of four handles				
Choice of eight 22mm thick square edged worktops	✓	✓	✓	✓

\*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.

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



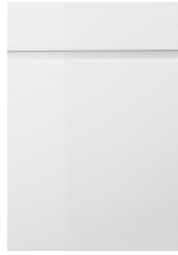
**Princeton**

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



Handle inclusive in design







Matt Brass Square Matt Nickel Square Antique Copper Bow



**40mm premium/square edge worktops**


Copper Slate Dark Ash

Everest Black Oak Block






Pastel Oak Tectonica

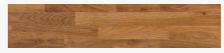



Marble Sirocco



**40mm radius edge worktops**



Chalet Oak Cinnamon


Colmar Oak Cloudy Cement

Liberty Rock Venice Marble

Volcanic Ash Woodstone



Aged Copper

**Inline Form**






Smooth Pebble Smooth Indigo Smooth Grey Smooth White

---

**Inline Studio**




Matt Chalk White Matt Providence Blue






Aluminium Matt Black






Gunmetal Matt Brass



**22mm worktops (Inline range only)**



Antique Bronze Antique Steel

Brazilla Concrete

Marble Bianco Pearl Granite

Svenborg Tinovant Oak

Other upgrades

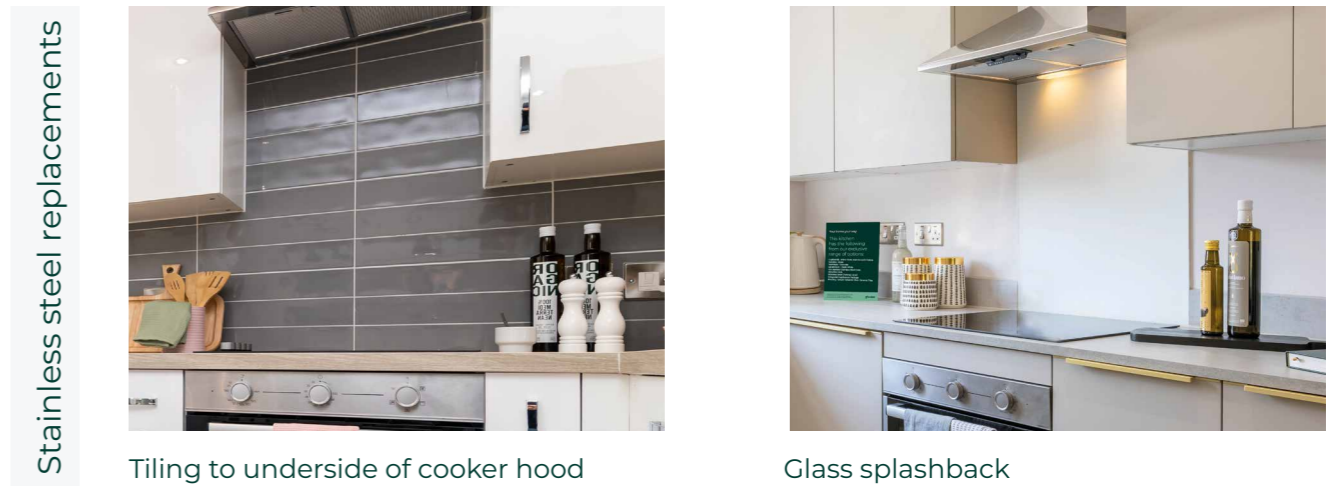
Item	2 bedroom	3 bedroom semi-detached	3 bedroom detached	4 bedroom detached
Glass splashback in four colours	✓	✓	✓	✓
Electric fan assisted oven (if not standard)	✓*	✓	included	
Ceramic hob	✓	✓	✓	✓
Induction hob	✓	✓	✓	✓
Remove base unit to provide space for freestanding dishwasher (including socket and 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



# 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 standard range	✓	✓	✓	✓
Omit worktop coloured upstand and replace with wall tile from worktop to underside of wall units in tiles from our upgrade range	✓	✓	✓	✓
Replace stainless steel splashback with tiles to underside of cooker hood	✓	✓	✓	✓
Replace stainless steel splashback with glass splashback	✓	✓	✓	✓

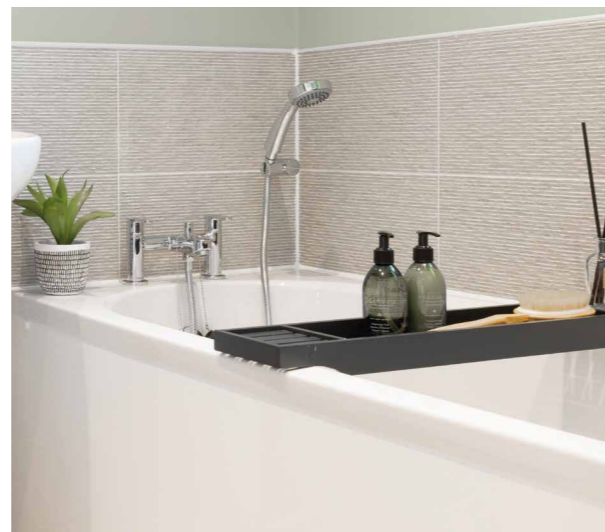


# Our standard bathroom and tiling

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:				
• 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				
Gas heated home without a shower fitted as standard:				
• Chrome plated thermostatic shower over the bath	✓	✓	✓	n/a
• Glass shower screen				
• Full height tiling to long edge and end of bath from standard range or upgrade range				
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 standard range or upgrade range				



Electric showers

Brushed steel effect

Gloss black

## 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	✓*	✓	✓




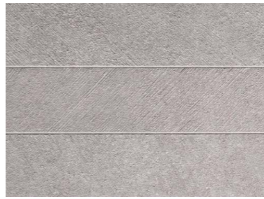






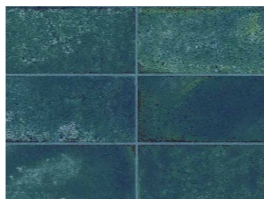
\*Subject to house type and build stage, please speak to your Sales Executive for more information

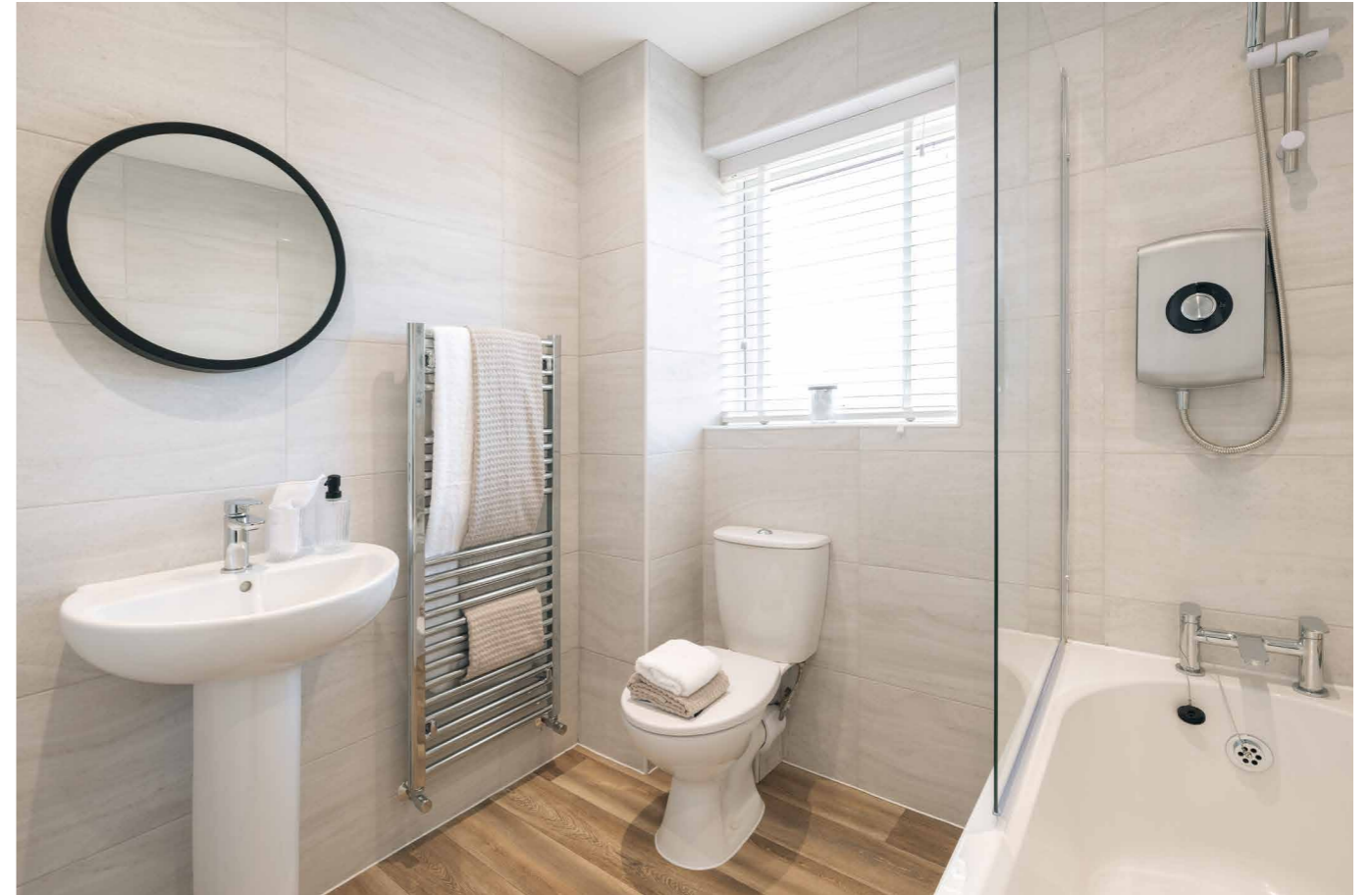


Bathroom and tiling upgrades

Standard range					
	Crystal White	Malaga Ocean	Malaga Acero	Malaga White	
					
	Shine Niquel	Shine Alumino	Cubia Blanco	Cubico Gris	
					
	Park Lineal Gris	Park Gris	Indic	Image Silver	
					
	Japan Blanco	Japan Marine	Image White		
	Upgraded range				
		Mosaico Nantes Acero	Nantes Acero		
					
Block Butan Bone	Butan Bone				

Gleeson homes include tiling by **PORCELANOSA**

Upgraded range				
	Brindisi	Spiga Bottega Acero	Marbella Stone	Bottega Acero
				
	Marmol Carrara Blanco	Ona Natural	Madagascar Natural	Brick Vetri Green
				
	Brick Vetri Blue			



# 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)	✓	✓	✓	✓



Flooring

Upgraded ceramic floor tiles



Almeria



Smart Minnesota Ash



Smart Tanzania Silver

Ceramic floor tiles by  
**PORCELANOSA**

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

Standard vinyl by  
**IVC**

Upgraded flooring



Noble Oak



Nordic Oak



Sun Bleached Oak



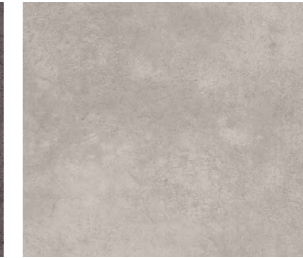
Featured Oak



Stanton Stone



Ceramic Flint



Plaza Concrete



Gallery Concrete



Linear Stone



White Ash



Sash Oak



Haven Oak



Unsalvaged Timber

Luxury vinyl by  
**amtico**  
flooring





Standard range carpets



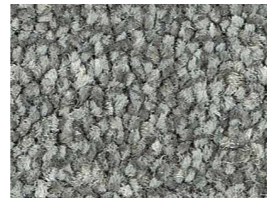
Mother of Pearl



Mist



Seal



Metal Grey



Cloud



Wheat



Stone



Oatmeal



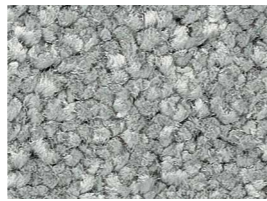
Dovetail



Harbour Grey



Grey Fox



Smoke

Ultimate range carpets



Lead



York Stone



Vanilla



Hazelwood



Granola

# Wardrobes

Wardrobes by  
**GOODING**

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

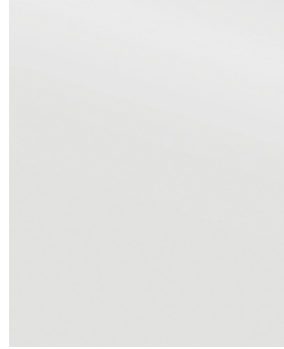


Sliding wardrobes

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



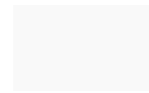
Slate



Charcoal



Fawn



Bianco

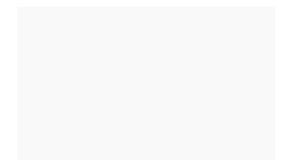


Highland



Hazel

**Framework choices**



High Gloss White



High Gloss Grigio



High Gloss Cashmere

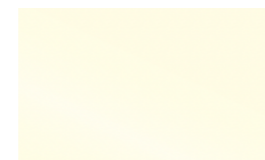
**Door panel choices**



Graphite Mirror



Champignon



Soft White Glass



Oyster



Premium upgrade range

Hinged Wardrobes

Standard upgrade range

**Hinged door designs**



Catalina



Lauren

**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



Charcoal



Fawn



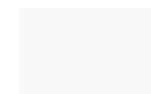
Highland



Hazel



Slate



Bianco

**High gloss finishes**



High Gloss White



High Gloss Grigio



High Gloss Cashmere

Premium upgrade range



# 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	✓	✓	✓	✓



## 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
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)	✓	✓	✓	✓

# 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](https://gleesonhomes.co.uk)

Version 3 | SALES003

All information correct at time of print, November 2023

