



DENBURY
HOMES

MAKING OUR HOUSE,
YOUR HOME.

Extras and Variations

WHAT MAKES A
HOUSE A HOME?

You do.

Denbury Homes understands that the build is just the beginning. It's the fixtures, fittings and finishes you choose that turn the house we build, into your new home.

As a Denbury Homes buyer, you will have as much opportunity as possible to put your individual stamp on your house and make it a home to be proud of.

Depending on the build stage, you could have a wide range of options to choose from in our standard range, opt for one of our upgrade packages or choose from our list of extras.

Options available as standard include a variety of kitchen cabinet styles and colours, several elegant worktops and door handles, and a choice of ceramic tiles for flooring. You can also select wall tiling for the bathrooms. Keep it simple or select something different for each, the choice is yours.

Upgrade packages for kitchens include integrated appliances and composite worktops. In the bathrooms choose from upgrade options ranging from a drench shower to a basin with storage. All upgrades are in place ready for when you move in.

Lastly, we offer a range of finishing touches to make your home complete from day one, meaning you can start your new chapter as you mean to go on. Choose from a range of carpets, luxury vinyl and ceramic tiles. We can even extend your patio and turf your garden.

It might seem like a lot of choice, but our experienced Sales Consultants are always happy to discuss the options, show you samples, and answer any questions you may have. In fact, many of our team feel it's their favourite part of the job, so always feel free to ask them for help!

BUILD STAGES

- 1
- Excavate Foundations
- 2
- Oversite, Drives and Surfaces
- 3
- 1st Lift Brickwork
- 4
- 2nd Lift Brickwork
- 5
- Brickwork to Plate
- 6
- Roof Trusses, Brickwork to Gables and Chimneys *(most standard choices, upgrades and extras required)*
- 7
- Roof Tile and 1st Fix Plumber
- 8
- 1st Fix Carpenter and Electrician
- 9
- Plaster
- 10
- Plaster and Cove
- 11
- 2nd Fix Carpenter and Plumber
- 12
- Carpets/Moduleo
- 13
- NHBC Buildmark Certificate
- 14
- Appliances, Final Clean and Handover

The majority of extras and variations outlined in this document are only available before build stage 6. The build stage of your home will be provided at reservation. Please note, the above build stages will be referenced throughout your reservation, so it would be beneficial to familiarise yourself with these.



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UPGRADES

ELEVATE THE DETAILS THAT
make your home yours.

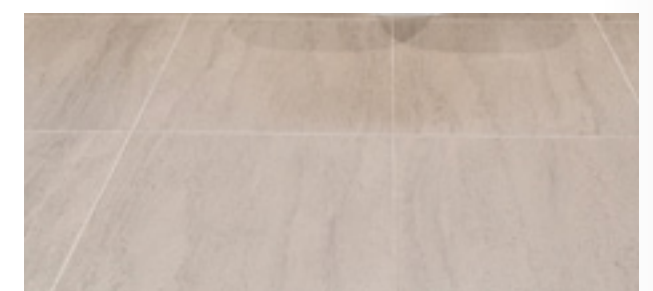
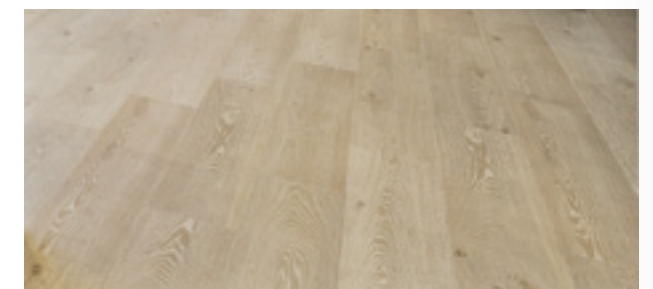
Choose from a selection of carefully considered upgrades, from enhanced flooring and kitchen finishes to refined electrical and bathroom details. Tailor your home with choices that add style, comfort and a personal touch to your everyday living.

FLOORING UPGRADES

Add your own style from the ground up.

- 1 Kitchen and utility tiled as standard, upgrade floor tiles available | **£POA**
- 2 Moduleo | **£POA**
- 3 Amtico | **£POA**

Full range of colours offered can be viewed in the Sales Office.



KITCHEN UPGRADES

Make your kitchen your own.



HOB AND OVEN

- 1

Upgrade from ceramic 60cm hob to induction 60cm hob | **£250**
- 2

Upgrade induction 60cm hob to wide induction 80cm hob | **£650**
- 3

Upgrade single oven to combi single oven with microwave and warming drawer | **£POA**
- 4

Upgrade to 60cm vented induction hob | **£1,200**
- 5

Upgrade to 80cm vented induction hob | **£1,450**



WORKTOPS

- 1

Upgrade worktops to Silestone | **£POA**
- 2

Upgrade worktops to Dekton | **£POA**

Full range of colours offered can be viewed in the Sales Office.



KITCHEN TAPS

- 1

Upgrade tap – pull out spray | **£135**
- 2

Upgrade tap – filter flow 3 in 1 (hot, cold and filtered) * | **£820**
- 3

Upgrade tap – 3 in 1 (hot, cold and boiling) * | **£1,150**
- 4

Upgrade tap – 4 in 1 (hot, cold, boiling and filtered)* | **£1,650**

*Please be advised these upgrades are housetype dependant. Please speak to a sales consultant for more information.

SINKS

- 1

Upgrade to Integrity sink | **£650**
- 2

Upgrade to coloured composite sink - available in white, grey or taupe | **from £165**



ELECTRICAL UPGRADES

The finishing touches that make a difference

SWITCHES AND SOCKETS

- 1 2 bedroom half house polished or brushed chrome | **£470**
- 2 2 bedroom full house polished or brushed chrome | **£700**
- 3 3 bedroom half house polished or brushed chrome | **£560**
- 4 3 bedroom full house polished or brushed chrome | **£840**
- 5 4 bedroom half house polished or brushed chrome | **£600**
- 6 4 bedroom full house polished or brushed chrome | **£910**
- 7 5 bedroom half house polished or brushed chrome | **£740**
- 8 5 bedroom full house polished or brushed chrome | **£1,120**

LIGHTING

- 1 Upgrade to dimmer switch | **£75 per room**
- 2 Upgrade external lights to up and down lights | **£180**

USB AND CONNECTIVITY

- 1 Upgrade existing double socket to include USB Type A & C | **£60**





BATHROOM UPGRADES

Enhance your everyday routine

VANITY UNIT UPGRADE

- a. 500mm wide | **£580**
- b. 600mm wide | **£680**
- c. 800mm wide | **£850**

Full range of colours offered can be viewed in the Sales Office.

SHOWER UPGRADES

- 1 Upgrade shower to square rainfall shower | **from £660**
- 2 Upgrade to shower over bath (inclusive of shower screen and tiling) | **£1,250**





EXTRAS

ADD THE DETAILS THAT MAKE
your home uniquely yours.

From additional kitchen storage and appliances to enhanced lighting, bathroom details and outdoor additions, choose from a range of extras designed to personalise your home to suit the way you live.

FLOORING

Carpets and flooring to suit your style.

- 1 Carpets – fitted to the living room, stairs, landing, bedroom and cupboards. Available in 38oz, 42oz or 50oz | **£POA**
- 2 Moduleo – fitted to rooms separately | **£POA**
- 3 Amtico – fitted to rooms separately | **£POA**

Full range of colours offered can be viewed in the Sales Office.



KITCHEN

Make your kitchen work for you.

FREESTANDING APPLIANCES

- 1 Dishwasher | **from £390**
- 2 Washing machine | **from £355**
- 3 70/30 fridge freezer | **from £469**
- 4 Washer/dryer | **from £710**
- 5 Tumble dryer | **from £475**

INTEGRATED APPLIANCES

- 1 Dishwasher | **from £495**
- 2 Washing machine | **from £715**
- 3 70/30 fridge freezer | **from £1,150**
- 4 Washer/dryer | **from £768**

INTEGRATED APPLIANCE PACKAGES

(INCLUDES DISHWASHER, WASHING MACHINE AND 70/30 FRIDGE/FREEZER)

- 1 Electrolux appliance package | **£2,295**
- 2 Bosch appliance package | **£2,595**
- 3 AEG appliance package | **£3,295**



ADDITIONAL APPLIANCES

- 1 Wine cooler – available in 300mm or 600mm | **£620 | £790**
- 2 Water softener – size depends on property | **£POA**

ADDITIONAL STORAGE AND UNITS

- 1 Integrated bin – 400 / 500 / 600mm | **£585 | £675 | £725**
- 2 Le Mans storage unit (corner) – 500 / 600mm | **£575 | £600**
- 3 Additional 60cm wall unit | **£385**
- 4 Additional 60cm base unit (in lieu of appliance space) | **£425**
- 5 Supply larder unit in lieu of Fridge/Freezer space | **£995**
- 6 Standard full height pull-out larder | ***£725**
- 7 Larder pantry with door balcony | ***From £1,800**

DRAWERS AND ORGANISERS

- 1 Oak wooden cutlery tray 600mm or 800mm | **£100 | £139**
- 2 Deep double drawers with wooden cutlery tray 600mm or 800mm | **£385 | £506**

* House type dependent





ELECTRICAL

Lighting and technology exactly how you want it.

LIGHTING

- 1 Downlights – white or chrome | **£110 per downlight**
- 2 Additional pendant | **£100**
- 3 Provision for wall lighting | **£90**
- 4 Under pelmet lighting (triangles) | **£95**
- 5 Under pelmet lighting (strip) | **£110**
- 6 Kitchen plinth lighting | **£50 per light**

POWER AND CONNECTIVITY

- 1 Additional single power point | **£70**
- 2 Additional double power point | **£80**
- 3 Additional double power point with USB | **£125**
- 4 Additional media plate | **£300**
- 5 Additional TV socket | **£85**
- 6 Additional data point | **£85**
- 7 Additional shaver/toothbrush point | **£105**
- 8 Change position of any socket | **£25**

HOME TECHNOLOGY

- 1 Wired smart doorbell (ring) | **£POA**
- 2 Air conditioning (priced per room) | **£POA**
- 3 Security alarm | **£1,200**

BATHROOM

Bring more comfort and convenience to your everyday.

- 1 LED demister mirror
 - a. 500mm | **£465**
 - b. 600mm | **£540**
 - c. 8000mm | **£585**
- 2 Mirror cabinets
 - a. 500mm | **£525**
 - b. 600mm | **£555**
 - c. 8000mm | **£630**
- 3 Accessories packages
 - a. Towel package | **£435**
 - i. Robe hook
 - ii. Towel ring
 - iii. Towel rail
 - iv. Towel rack
 - b. General package | **£395**
 - i. Toilet roll holder
 - ii. Toilet brush holder
 - iii. Soap dispenser
- 4 Fully electric towel radiators*
 - a. 400x800 – Chrome | **£480**
 - b. 500x1000 – Chrome | **£560**
 - c. 600x1200 – Chrome | **£690**
 - d. Change radiator positions | **£50 per radiator**

* Towel radiators are fitted in addition to existing radiators and are housetype dependant. Please speak to a Sales Consultant for more information.



Tiling

Add character with carefully considered tile choices.

- 1

FLOOR TILES | **£POA**

a. W/C

b. Family bathroom

c. Ensuite 1

d. Ensuite 2

e. Hallway (inc cupboard)

f. Dining room
- 2

WALL TILES | **£POA**

a. Bathroom

i. 3 sides around bath

ii. Half height all walls

iii. Full height all walls

b. Ensuite 1

i. Half height all walls

ii. Full height all walls

c. Ensuite 2

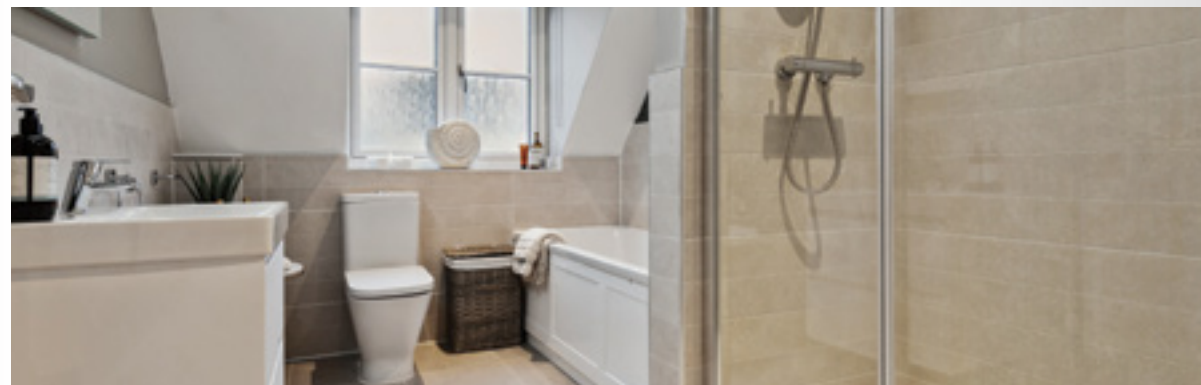
i. Half height all walls

ii. Full height all walls
- 3

KITCHEN WALL TILES | **£POA**

a. Splashback and upstands

Full range of colours and ranges offered can be viewed in the Sales Office.



Internal doors

Make an entrance with your choice of doors.

- 1

Half glazed, 6 light – single

| **£295**
- 2

Half glazed, 6 light – double

| **£535**
- 3

Fully glazed, 10 light – single

| **£355**
- 4

Fully glazed, 10 light – double

| **£595**
- 5

Fully glazed – single

| **£310**
- 6

Fully glazed – double

| **£550**
- 7

Solid oak veneer

| **£195**
- 8

Fully glazed oak veneer

| **£470**
- 9

Half glazed oak veneer

| **£280**
- 10

Half glazed, 6 light, oak veneer

| **£355**



External items

Making the most of every space outside your home

GARDEN

- 1

Turf per m2

| **£10**
- 2

Additional patio/paving slabs per m2

| **£140**
- 3

Additional outside tap

| **£POA**

GARAGE

- 1

Upgrade to electric up and over garage doors

| **£2,300 per door**
- 2

Upgrade to electric roller doors

| **£3,150 per door**

POWER AND SERVICES

- 1

Outside waterproof socket (single)

| **£145**
- 2

Outside waterproof socket (double)

| **£190**
- 3

Additional power supply within garage (socket)

| **£95**
- 4

32AMP supply for external socket (hot tub supply)

| **£250**





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