



BECOMING
YOURS

OPTIONAL UPGRADES FOR YOUR NEW BAKER ESTATES HOME



BAKER
ESTATES





CONTENTS

KITCHEN APPLIANCES

Dishwashers	5
Wine Cooler	5
Washing Machines	6
Tumble Dryer (Freestanding)	6
Upgrade Packages	7

KITCHEN UPGRADES

Kitchen Units	9
Kitchen Worktops	11
Kitchen Fittings	12

BATHROOM AND EN-SUITE OPTIONS

Vanity Units	15
Wall Mirrors	15
Mirrored Cabinets	15
Radiators & Upgrades	15
Tiling Range Porcelanosa	17

ELECTRICAL OPTIONS

Switches & Sockets - Upgrades	19
Additional Sockets & USB Sockets	19
TV & BT Outlets	20
Additional Lighting	20
Security	21

INTERNAL DECORATIONS

Karndean Flooring & Carpet Ranges	22
Build your own wardrobe	24

EXTERNAL & MICELLANEOUS OPTIONS

Car Charging	28
Garage Door Openers	28
Battery Storage	28
Additional PV Panels	28
Loft Ladder	29
Patio Slabs	29
Outside Tap	29
External Weatherproof Socket	29
Adding Utility to Garage	30

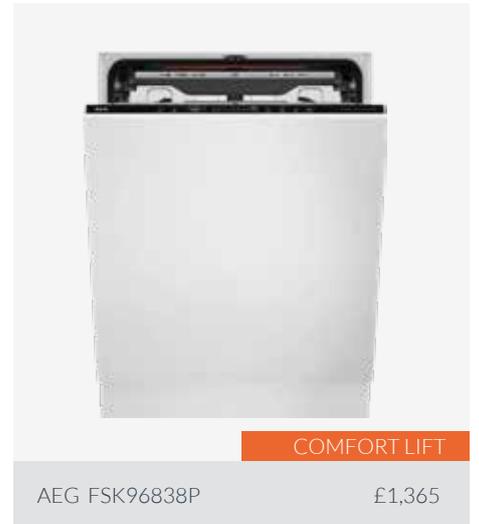


KITCHEN APPLIANCES



Dishwashers

INTEGRATED (60CM)



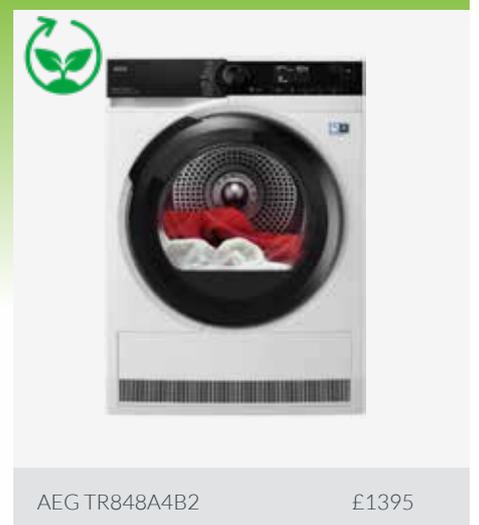
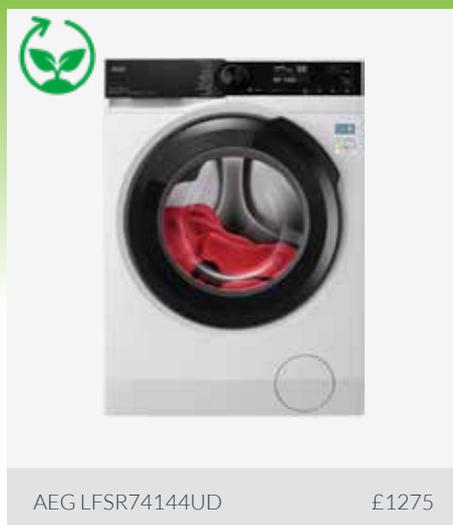
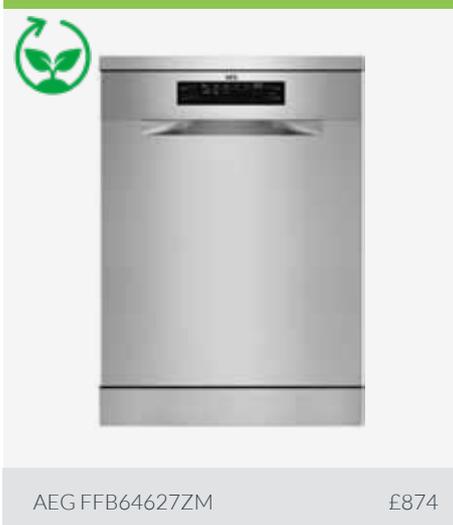
INTEGRATED SLIMLINE (45CM)



“ Our home had a very high finish, and we were able to choose from a host of excellent upgrades, which meant our home felt like our own as soon as we moved in ”

Baker Estates homeowner

A+ RATED ENERGY EFFICIENT APPLIANCES (FREESTANDING) DISHWASHER | WASHING MACHINE | TUMBLE DRYER



Washing Machines

INTEGRATED



Electrolux E772F402BI £1,065



AEG L7FE7261BI £1,140

FREESTANDING



ELECTROLUX EFI61841B £915



AEG LFR71844B £950

FREESTANDING CONDENSER

Tumble Dryers



ELECTROLUX ED648WD £985



AEG TR718L4B £1,065

Single/Compact Microwave Combi

ELECTROLUX

£825

AEG

£895



ELECTROLUX KVLFE46TX



AEG OK6NK40M



ELECTROLUX KOFGH40TX



AEG OU5AB20CM

INTEGRATED

Wine Cooler

*Must be ordered before roof.
Subject to build stage, house type, and kitchen layout.



AEG AWS 4020B5B
B/I 30cm 18 Bottle Black Glass Door

£1,125



CAPLE B/I 30cm 19 Bottle
Black Glass Door Wi3126

£1,085



AEG Upgrade Packages



KITCHEN APPLIANCES

2 Bed AEG Upgrade Package		£995
OU5AB20CM	AEG B/I Oven 60cm Single Stainless Steel	
TO64IA00FB	AEG B/I Hob 60cm Induction TC Black	
DKB566OHM	AEG B/I Hood 60cm Chimney Stainless Steel	
OSC5S181ES	AEG B/I Fridge/Freezer 60cm 70/30 split fully integrated	

3 Bed AEG Upgrade Package		£995
DEB331010M	AEG B/I Oven 60cm Double Stainless Steel	
TO64IA00FB	AEG B/I Hob 60cm Induction TC Black	
DKB566OHM	AEG B/I Hood 60cm Chimney Stainless Steel	
OSC5S181ES	AEG B/I Fridge/Freezer 60cm 70/30 split fully integrated	

4 Bed AEG Upgrade Package		£1280
OU5AB20CM	AEG B/I Oven 60cm Single Stainless Steel	
OU5AB20CM	AEG B/I Oven 60cm Single Stainless Steel	
TK85IM00FB	AEG B/I Hob 80cm Induction Frameless	
DKB5960HM	AEG B/I Hood 90cm Stainless Steel	

5 Bed AEG Upgrade Package		£1575
OU5AB20CM	AEG B/I Oven 60cm Single Stainless Steel	
OU5AB20CM	AEG B/I Oven 60cm Single Stainless Steel	
TK85IM00FB	AEG B/I Hob 80cm Induction Frameless	
DKB5960HM	AEG B/I Hood 90cm Stainless Steel	
FSB53647Z	AEG B/I Dishwasher	



KITCHEN UPGRADES



Kitchen Units

Kitchen Units

Upgrade Type	No of Bedrooms	Supply & Fit
Upgrade Kitchen Units & Worktop to Square Edge Premier	2	£1,895
	3	£2,575
	4	£3,085
	5	£3,625

New York

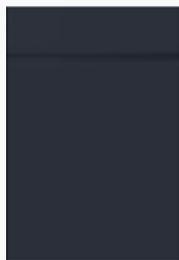


Door Finish:
Gloss Pearl grey
Exterior Colour:
Gloss Pearl grey



Door Finish:
Gloss white
Exterior Colour:
Gloss white

Brooklyn



Door Finish:
Matt Indigo
Exterior Colour:
Matt Indigo



Door Finish:
Matt Pearl Grey
Exterior Colour:
Matt Pearl Grey

Langdale



Door Finish:
Fern Green

Exterior Colour:
Fern Green



Door Finish:
Providence Blue

Exterior Colour:
Providence Blue



Door Finish:
Harbour Grey

Exterior Colour:
Harbour Grey

Langdale



Door Finish:
Indigo

Exterior Colour:
Indigo

Handle choices for all Langdale doors:

Matt Nickle Square D Handle HPK644
Matt Brass Arched Bridge Handle HPK859
Camdon Matt Black Handle HPK907

Cup - drawer | Knob - door
Matt Black Cup & Knob Handles HPK 814K
Brushed Brass Cup & Knob Handles HPK909K
Chrome Cup & Knob Handles HPK816K

Melrose



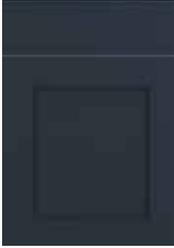
Door Finish:
Storm Blue

Exterior Colour:
Storm Blue

Handle Choices:

Matt Black Bar Handle HPK885
Chrome Square D Handle HPK642





Door Finish:
Indigo
Exterior Colour:
Indigo



Door Finish:
Pearl grey
Exterior Colour:
Pearl grey

Handle choices for all Princeton doors:

- Brushed copper bridge (HPK792)
- Brushed bronze rectangle (HPK795)
- Brushed copper bridge (HPK792)
- Cup – drawer | Knob – door
- Matt Black Cup & Knob Handles HPK 814K
- Brushed Brass Cup & Knob Handles HPK909K
- Chrome Cup & Knob Handles HPK816K



Door Finish:
Chalk White
Exterior Colour:
Chalk White

“

My new bungalow is spacious and everything inside has been finished to the very highest standards. I was able to choose the kitchen and bathroom specification which makes it feel personal. I couldn't be happier.

”

BAKER ESTATES HOMEOWNER

KITCHENS - SYMPHONY RANGE see handles available against each door choice only.

HPK644



HPK795



HPK885



HPK792



HPK642



HPK859



HPK814K



HPK909K



HPK907



HPK816K



KITCHEN & UTILITY WORKTOPS

Upgrade Worktops

Chargeable cost will be per housetype

Please speak to sales executive to see ranges and quote

Splashbacks

Standard

The Standard collection features 4 core splashback colours to choose from.



Pewter



Ebony



Bride



Chalk White

Upgrade Options

£135

Our Gloss Collection features a diverse palette of colours that match and complement a variety of kitchen finishes, accent open display units, and includes neutrals, metallics & accent selection of colours.

Neutrals

Metallics



Platinum



Cashmere



Silver



Charcoal

Accents



Mineral



White Sparkle



Storm Blue



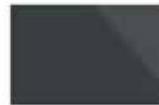
Dusky Pink



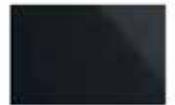
Merlot Red



Dakar Yellow



Anthracite



Indigo

Kitchen fittings



Ecobin 4

£220



Le Mans

£510



Utensil Drawer

£155





BATHROOM AND EN-SUITE OPTIONS





Vanity Unit

Vanity Units (wall hung) by Roca	Colours	Supply & Fit
Victoria 600mm 2 Drawer	 Gloss White	£530
Victoria 800mm 2 Drawer	 Nordic Ash	£605
*units also come with a soft close drawer.	 City Oak	
	 Glossy Grey	



Vanity Unit

Victoria N 600mm 2 Drawer	 Sage Green	£610
Victoria N 800mm 2 Drawer	 Matt White	£685
*units also come with a soft close drawer.	 Onyx	
	 Light Ash	

Cabinets



Eris Slim 60



Cabinet - Cayla



Cabinet - Odelle Coloris

Brand	Supply & Fit
Eris Slim 60 (600 × 700) Double sided mirror (double door) with softclose and mirrored sides with reduced depth and additional height.	£550
Cayla 50 Slim (500 × 700) Double sided mirror (single door) slimline cabinet complete with touch free LED illumination/heat pad 2 pin charging socket	£625
Odelle 50 (500 × 700) Double sided mirror (single door) cabinet with mirrored sides, touch free LED illumination/heat pad, 2 pin/USB charging socket with ambient side and under cabinet lighting	£780

Mirrors



Brand	Supply & Fit
Rectangular Hinged (500 × 700) Rectangular tilttable mirror – chrome	£375
Verana Luxe 60 (600 × 800) Mirror with LED illumination, 2 pin charging USB socket, heat pad and touch switch	£525

Ensuite Shower



Ensuite	Brand	Supply & Fit
Fixed Point Handheld Shower	Roca	£390



Ensuite	Brand	Supply & Fit
Sliding Rail Handheld Shower	Roca	£425





Your Upgrade Options

For information on what is standard in our homes, please consult your Sales Executive.

Upgraded Wall Tiling	Size	Room	Supply & Fit
STANDARD TILED AREA- UPGRADED TILE SELECTION	33.3 × 59.2cm	Main Bathroom	£65/m ²
		En Suite	£65/m ²
		Cloakroom	£65/m ²

Upgraded Wall Tiling	Size	Room	Supply & Fit
ADDITIONAL TILED AREAS – STANDARD TILE SELECTION	25 × 44.3cm	Main Bathroom	£135/m ²
		En Suite	£135/m ²
		Cloakroom	£135/m ²

Upgraded Wall Tiling	Size	Room	Supply & Fit
ADDITIONAL TILED AREAS – UPGRADED TILE SELECTION	33.3 × 59.2cm	Main Bathroom	£190/m ²
		En Suite	£190/m ²
		Cloakroom	£190/m ²

Bathroom & en-suite options

Porcelanosa Wall Tile Range – Upgrade



Samples can be viewed at our developments

Porcelanosa Wall Tile Range – Upgrade

Taranto



Taranto Bone



Deco Taranto Bone



Taranto Marfil



Line Taranto Bone



Line Taranto Marfil

Nantes



Nantes Acero



MOS Nantes Acero

Mystic

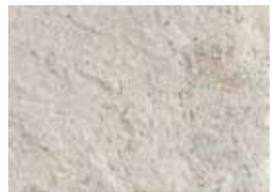


Mystic Beige



Spiga Mystic Beige

Image



Image



Image Silver

Vetri



Vetri Brick Green



Vetri Brick Blu

Nantes



Nantes Caliza



MOS Nantes Caliza

Bottega



Image White



Bottega Caliza



Spiga Bottega Caliza



Bottega Acero



Spiga Bottega Acero

Shine



Shine Aluminio



Shine Niquel



Shine Platino



Shine Dark

Madagascar



Madagascar Natural



Ona Natural



Madagascar Blanco



Ona Blanco



ELECTRICAL OPTIONS



Switches & Sockets – Upgrades



BRUSHED STAINLESS STEEL FACED SOCKET OUTLET

Brushed Stainless Steel Sockets	Brand	Supply & Fit
Upgrade from a standard white socket to chrome faced		
UPGRADE SOCKET OUTLET (PLUG)		
UPGRADE SOCKET OUTLET (BT)	DETA	£55
UPGRADE SOCKET OUTLET (AERIAL)		



BRUSHED STAINLESS STEEL FACED LIGHT SWITCH

Brushed Stainless Steel Switches	Brand	Supply & Fit
Upgrade from a standard white switch to brushed stainless steel faced		
UPGRADE LIGHT SWITCH	DETA	£55

Additional Sockets & USB Sockets



BRUSHED STAINLESS STEEL FACED DOUBLE SOCKET

Upgrade Socket Outlet (Plug)	Brand	Supply & Fit
WHITE SINGLE SOCKET ADD Add an additional white socket to your new home	DETA	£100



BRUSHED STAINLESS STEEL FACED DOUBLE SOCKET WITH THREE USB PORTS

Additional Double Socket (White)	Brand	Supply & Fit
WHITE DOUBLE SOCKET Add an additional white socket to your new home	DETA	£115

Additional Double Socket (Brushed Stainless Steel)	Brand	Supply & Fit
BRUSHED STAINLESS STEEL FACED DOUBLE SOCKET Add an additional chrome socket to your new home	DETA	£135

Additional USB Double Socket (White)	Brand	Supply & Fit
WHITE DOUBLE SOCKET WITH THREE USB PORTS (for mobile & tablets) Add an additional USB white socket to your new home	DETA	£165

Additional USB Double Socket (Brushed Stainless Steel)	Brand	Supply & Fit
BRUSHED STAINLESS STEEL DOUBLE SOCKET WITH THREE USB PORTS (for mobile & tablets) Add an additional USB brushed stainless steel socket to your new home	DETA	£195

TV & BT Outlets



BRUSHED STAINLESS STEEL
BT SOCKET OUTLET



BRUSHED STAINLESS STEEL FACED
DIMMER SWITCH

Additional BT Socket (White)	Brand	Supply & Fit
WHITE BT SOCKET OUTLET Add an additional white socket to your new home	DETA	£200

Additional BT Socket (Chrome)	Brand	Supply & Fit
BRUSHED STAINLESS STEEL BT SOCKET OUTLET Add an additional chrome socket to your new home	DETA	£250

Additional Wall Mounted TV Point	Brand	Supply & Fit
WHITE TV POINT Add an additional white TV point to your new home	DETA	£225

Additional Brushed Stainless Steel Wall Mounted TV Point	Brand	Supply & Fit
BRUSHED STAINLESS STEEL FACED TV POINT Add an additional brushed stainless steel TV point to your new home	DETA	£275

Additional Lighting

Dimmer Switches	Product Code	Supply & Fit
WHITE FACED DIMMER SWITCH	DETA	£120
STAINLESS STEEL FACED DIMMER SWITCH		£135

Chrome Downlighters* (Where construction permits)	Product Code	Supply & Fit
ONE STAINLESS STEEL LED DOWNLIGHTER (chargeable cost will be per 1 downlighter) Add to your new home	-	£140

White Downlighters* (Where construction permits)	Product Code	Supply & Fit
ONE WHITE LED DOWNLIGHTER (chargeable cost will be per 1 downlighter) Add to your new home	-	£125

External Lighting – Rear***	Product Code	Supply & Fit
STAINLESS STEEL CONTEMPORARY LANTERN	DETA	£160

* Location and number of lights subject to change following fire regulations

** Subject to ecological constraints

*** Subject to bat corridor

Electrical options

Lighting (For Kitchen Area Only)	Product Code	Supply & Fit
PLINTH LIGHTING Add to your new home	-	£710

Pelmet Light	Product Code	Supply & Fit
PELMET LIGHT & SWITCH Add to your new home	-	£710

Switches/Sockets	Product Code	Supply & Fit
REPOSITION SWITCH/SOCKET	-	£110



Security

Burglar Alarms	Product Code	Supply & Fit
WIRELESS BURGLAR ALARM WITH 4 PIR's Add to your new home	GSM-350	£2,475



INTERNAL DOORS





Internal Doors	Brand	Supply & Fit
JB Kind Tigris White (Standard Core)	Tigris	£40
JB Kind Tigris White – Fire Door (FD30)	Tigris	£70

Contemporary flush internal door with grooved panel effect

5 ladder style panels, grooved into MDF

Standard core construction (Solid core for fire doors)



Internal Doors	Brand	Supply & Fit
JB Kind Tigris Light Grey (Semi Solid Core)	Tigris	£60
JB Kind Tigris Light Grey – Fire Door (FD30)	Tigris	£90

Contemporary laminate with light grey coloured wood effect

5 ladder style panels with grey coloured grooves

Semi solid core construction (Solid core for fire doors)

Glazed Doors (where applicable) – Supply and Fit – Price on Application

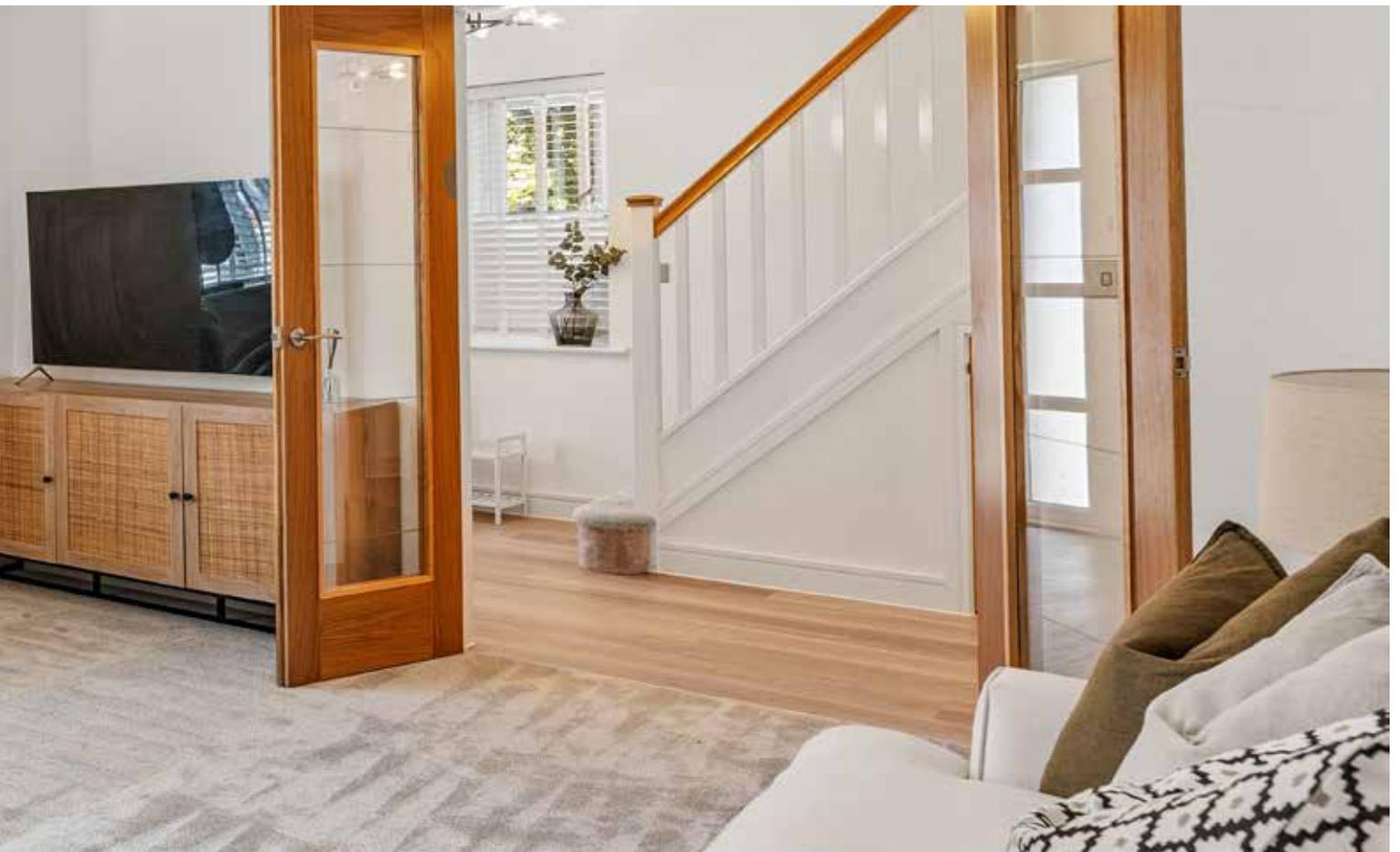


Karndean flooring and carpet ranges available

Amtico Flooring	Colours Available		Description
	Nordic Oak Sun Bleached Oak Powdered Oak Honey Oak Noble Oak Pale Ash	Muted Oak Mulled Oak Horizon Snow Stanton Stone Plaza Concrete	Amtico Spacia Collection 25 year warranty Scuff and stain resistant Suitable for underfloor heating, easy to clean and water resistant

Carpet Range	Colours Available		Description
BE Modern Living	Pearl River Moonshine Old Linen	Cake Batter Rhino Flint	Suitable for heavy domestic use Made from 100% polypropylene

Carpet Range	Colours Available		Description
BE Easy Living	Dolphin Dovetail Storm Cloud Dark Platinum	Cloud Buttermilk Mascarpone Barley	Suitable for heavy domestic use Tog Rating 1.06 Made from 100% polypropylene



Carpet Range	Colours Available	Description
BE Luxury	Dovetail Thunder Greyfox Moonshine	Antique Cream Quarry Caramel Cream Hazelnut
		Suitable for heavy domestic use Tog Rating 2.66 Made from 100% polyester

Underlay

All of our underlay is from the award-winning Cloud 9 range (except for underfloor heating)

All samples can be viewed on our developments. Please ask the Sales Executive to provide a quote.

BUILD YOUR OWN WARDROBE

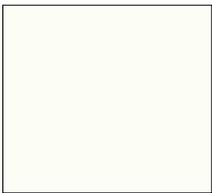
1 CHOOSE FRAMEWORK

2 CHOOSE PANEL MATERIAL

3 CHOOSE INTERNALS

Mirror / Glass options

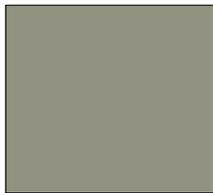
GLASS OPTIONS



Soft White



Cashmere Grey



Stone Grey

MIRROR OPTIONS



Silver Mirror



Grey Mirror



Bronze Mirror

Wardrobe board options

WOOD OPTIONS



Grey Nebraska Oak



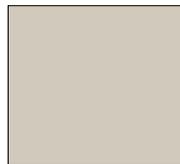
Natural Lancaster Oak



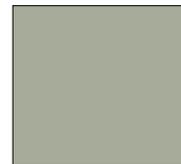
Premium



Light Grey



Cashmere Grey

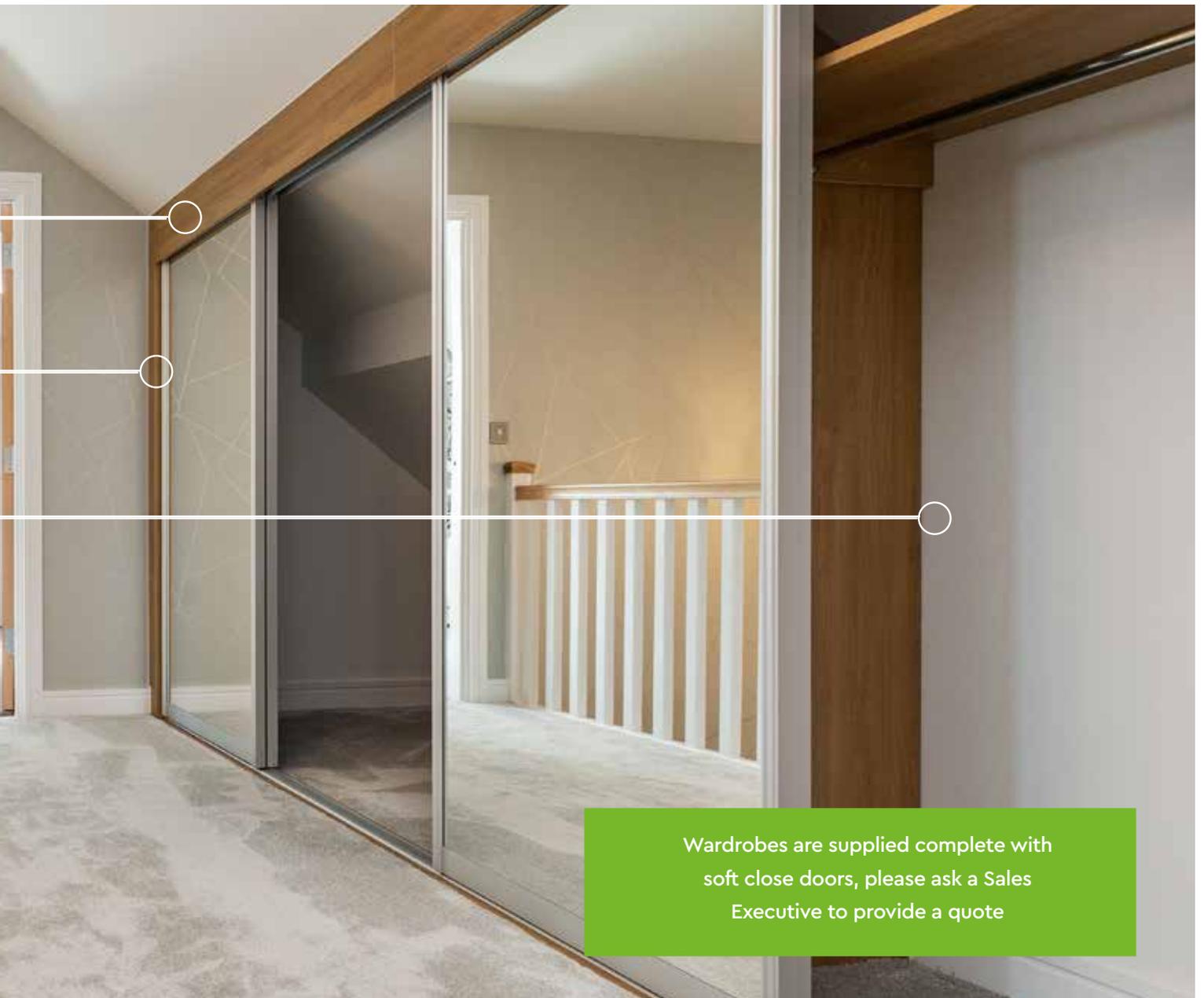


Pebble



Stone Grey

*More colours available as premium. Please ask Sales Executive for full brochure.



Wardrobes are supplied complete with soft close doors, please ask a Sales Executive to provide a quote

Internal options



BRONZE
Front frame including shelf and rail



SILVER
Front frame with tall unit, double hanging & shelf above long hanging



GOLD
Front frame with 4 drawer unit, long hanging and double hanging

PLEASE NOTE

On a two door wardrobe if the tower unit was placed centrally you would not be able to gain full access to it as one half would always be covered by a door.

In a two door wardrobe where the tower has been specified as a central installation we will place it off- centre creating a wide section of hanging and a narrower section.

In this scenario we would always recommend double hanging on the wider side.

*The above internal wardrobe representations are for illustrative purposes only. It should be noted that in actual installations the ceiling and floor sections of wardrobe internals are left open to the room decoration.



EXTERNAL & MISCELLANEOUS OPTIONS




Car Charging	Brand	Supply & Fit
CAR CHARGING POINT Evolvo 7.4KW EV Charger – can be operated via app or RFID card and restrict access to approved users only	DETA	Price on application
Garage Doors	Brand	Supply & Fit
Original secure insulated roller shutter (electrical operated and available in black RAL9005 Anthracite RAL 7016 – plot specific, ask Sales Consultant) * External manual release (when no personnel door)	Seceuroglide	£2,575
Battery Storage	Brand	Supply & Fit
Powerall 3 battery storage and backup gateway 2 energy management	Tesla	£POA
Additional PV Panels	Brand	Supply & Fit
Q_Peak Duo BLK M_G11S+ Series	Qcells	£POA



Loft Ladder		Supply & Fit
MAINTENANCE LADDER Glidevale AHL		£270
Patio Slabs	Brand	Supply & Fit
Chargeable cost will be per m ²	RIVEN	£175m ²
Additional Outside Tap		Supply & Fit
To be located next to the nearest water mains inlet		£385
External Weatherproof Socket		Supply & Fit
EXTERNAL WEATHERPROOF SOCKET add to your new home		£175

Adding Utility to Garage	Description	Supply & Fit
ADDING UTILITY TO GARAGE	Includes single bowl sink/drain, base unit, space for 1 appliance complete with worktop over and plumbing/electrics to suit	£2,750

*Attached garages will have hot and cold water, detached garages have cold water only. Please speak to your sales consultant for further information.



bakerestatesltd.co.uk

01626 241 404
