



BECOMING YOURS

OPTIONAL UPGRADES FOR YOUR NEW BAKER ESTATES HOME





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KITCHEN APPLIANCES



Dishwashers

INTEGRATED



Electrolux KEAF7200L £865



AEG FSB53647Z £865

FREESTANDING



AEG FFX32617ZW £805



AEG FFB64627ZM S/Steel £905

INTEGRATED

Wine Cooler



CAPLE B/I 30cm 19 Bottle Black Glass Door Wi3126 £1,085

“ 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

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

Washing Machines

INTEGRATED



Electrolux E772F402BI £1,065



AEG L7FE7261BI £1,140

FREESTANDING



ELECTROLUX EFI61841B £915



AEG L6FBK741B £950

FREESTANDING CONDENSER

Tumble Dryers



ELECTROLUX ED648WD £985



AEG T6DBG720N £1,065

KITCHEN APPLIANCES

AEG Upgrade Packages

2 Bed AEG Upgrade Package

£950

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

£950

DEB331010M	AEG B/I Oven 60cm Double Stainless Steel
T064IA00FB	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

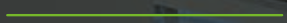
£750

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
DKB4950M	AEG B/I Hood 90cm Stainless Steel





KITCHEN UPGRADES



Kitchen Units

Kitchen Units

Upgrade Type	No of Bedrooms	Supply & Fit
Upgrade Kitchen Units & Worktop to Square Edge Premier	2	£1,835
	3	£2,495
	4	£2,995
	5	£3,495

New York



Door Finish:
Gloss Pearl grey

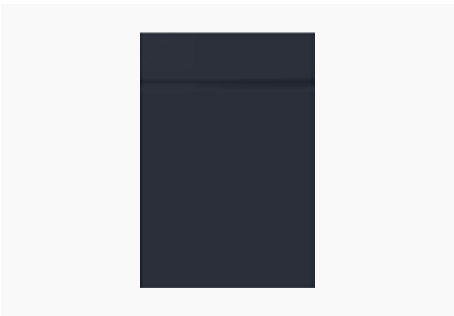
Exterior Colour:
Gloss Pearl grey



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:

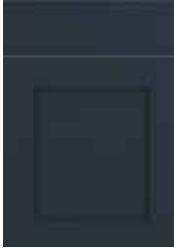
Storm Blue

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

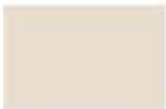
£130

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



Platinum



Cashmere



Silver



Charcoal

Metallics

Accents



Mineral



White Sparkle



Storm Blue



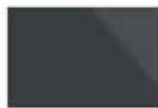
Dusky Pink



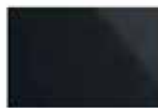
Merlot Red



Dakar Yellow



Anthracite



Indigo

Kitchen fittings



Ecobin 4

£210



Le Mans

£495



Utensil Drawer

£150





BATHROOM AND EN-SUITE OPTIONS





Vanity Unit

Vanity Units (wall hung) by Roca

Colours

Supply & Fit

New Victoria 600mm 2 Drawer

New Victoria 800mm 2 Drawer

*units also come as a soft close drawer.


Gloss
White

Nordic
Ash


City Oak


Glossy
Grey

£530

£605

Wall Mirrors

Size

Supply & Fit

Wall Mirrors (Standard Edged)

Fixed to front of tiles

600mm x 600mm

£275

600mm x 900mm

£345

900mm x 900mm

£385

900mm x 1200mm

£500

1200mm x 1200mm

£825



Mirrored Cabinet

Mirrored Cabinets by HIB

Supply & Fit

Vega 50 – mirror with LED illumination, 2 pin charging socket, heat pad and touch switch

Width

Height

500mm x 700mm

£525

Vapor 50 – mirrored cabinet (single door) with proximity sensor LED illumination/heat pad, 2 pin/USB charging socket together with ambient under cabinet lighting

500mm

x 700mm

£760

Towel Rail Radiator by Towelrads

Supply & Fit

Upgrade to Towelrads Chrome Towel

Rail Radiator 600 x 1200mm From white Towel Rail

£415

Dual Fuel Towel Rail Radiator (Upgrade to dual fuel) by Towelrads

Supply & Fit

Upgrade to Smart Thermostatic Dual Fuel Valve

Price on
application





Your Upgrade Options

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

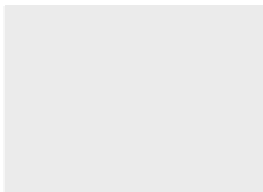
Upgraded Wall Tiling	Size	Room	Supply & Fit
STANDARD TILED AREA- UPGRADED TILE SELECTION	33.3 × 59.2cm	Main Bathroom	£60/m ²
		En Suite	£60/m ²
		Cloakroom	£60/m ²

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	£185/m ²
		En Suite	£185/m ²
		Cloakroom	£185/m ²

Porcelanosa Wall Tile Range – Upgrade

Supplied with white grout and chrome trim (all ranges)

Japan		Rodano		
				
Japan Marine	Japan Blanco	Rodano Caliza	Rodano Lineal Caliza	Mos. Rodano Caliza
Rodano		Madagascar		
				
Rodano Acero	Rodano Lineal Caliza	Mos. Rodano Acero	Madagascar Blanco	Ona Blanco
Madagascar		Oxo		Marmol
				
Madagascar Natural	Ona Natural	Oxo Deco Blanco	China Blanco	Marmol Carrara Blanco
Image		Bottega		Marbella
				
Image Silver	Image White	Bottega Caliza	Spiga Bottega Caliza	Marbella Stone
Bottega		Shine		
				
Bottega Acero	Spiga Bottega Acero	Shine Aluminio	Shine Niquel	Shine Platino
Indic	Samples can be viewed at our developments			
				
Indic				



ELECTRICAL OPTIONS



Switches & Sockets – Upgrades



BRUSHED STAINLESS STEEL
FACED SOCKET OUTLET



BRUSHED STAINLESS STEEL
FACED LIGHT SWITCH



BRUSHED STAINLESS STEEL
FACED DOUBLE SOCKET



BRUSHED STAINLESS STEEL
FACED DOUBLE SOCKET
WITH TWIN USB PORTS

Chrome-Faced Sockets	Brand	Supply & Fit
Upgrade from a standard white socket to chrome faced		
UPGRADE SOCKET OUTLET (PLUG)	DETA	£25
UPGRADE SOCKET OUTLET (BT)		
UPGRADE SOCKET OUTLET (AERIAL)		

Chrome-faced Switches		
Upgrade from a standard white switch to chrome faced		
UPGRADE LIGHT SWITCH	DETA	£25

Additional Sockets & USB Sockets

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

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

Additional Double Socket (Chrome)	Brand	Supply & Fit
CHROME 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 TWIN USB PORTS (for mobile & tablets) Add an additional USB white socket to your new home	DETA	£165

Additional USB Double Socket (Chrome)	Brand	Supply & Fit
CHROME DOUBLE SOCKET WITH TWIN USB PORTS (for mobile & tablets) Add an additional USB chrome socket to your new home	DETA	£195

BRUSHED STAINLESS STEEL
BT SOCKET OUTLET

TV & BT Outlets

Additional BT Socket (White)	Brand	Supply & Fit
WHITE BT SOCKET OUTLET Add an additional white socket to your new home	DETA	£120

Additional BT Socket (Chrome)	Brand	Supply & Fit
CHROME BT SOCKET OUTLET Add an additional chrome socket to your new home	DETA	£140

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

Additional Chrome Wall Mounted TV Point	Brand	Supply & Fit
CHROME TV POINT Add an additional chrome 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 FACED DIMMER SWITCH

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 (wire only included in sales spec)	GL4689LU	£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



Karndean flooring and carpet ranges available

Karndean Korlock Flooring	Colours Available	Description
	Texas White Ash Canadian Nude Oak Warm Ash Baltic Lined Oak English Character Oak Canadian Urban Oak	Baltic Washed Oak Washed Grey Ash Smoked Butternut Baltic Mistral Oak Antique French Oak 100% waterproof Acoustic backing making it quieter to walk on

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	Antique Cream	Suitable for heavy domestic use
	Thunder	Quarry	Tog Rating 2.66
	Greyfox	Caramel Cream	Made from 100% polyester
	Moonshine	Hazelnut	

Underlay
All of our underlay is from the award-winning Cloud 9 range.

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

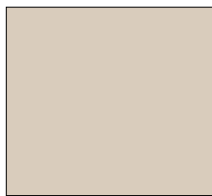
CHOOSE INTERNALS

Glass/mirror

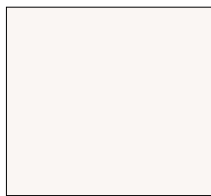
WOOD OPTIONS



Grey Nebraska Oak

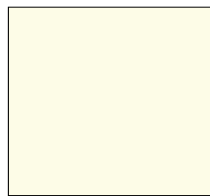


Cashmere Grey

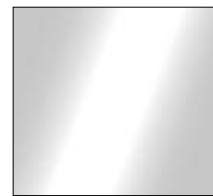


Platinum White

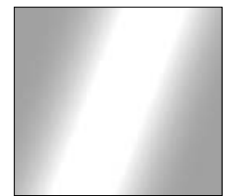
GLASS OPTIONS



Pearl White



Silver Mirror



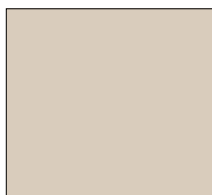
Grey Mirror

Wardrobe board options

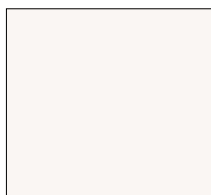
WOOD OPTIONS



Grey Nebraska Oak



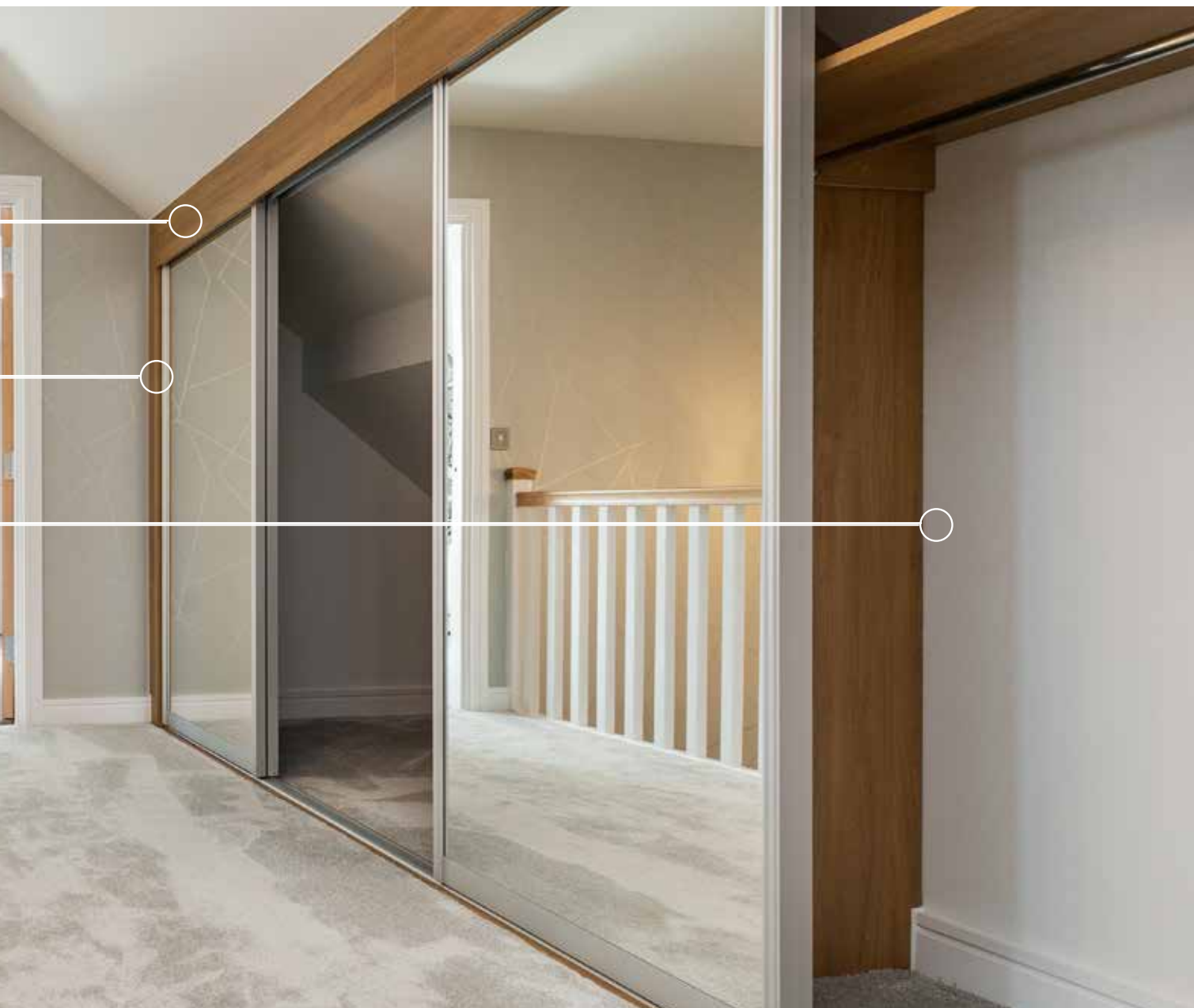
Cashmere Grey



Platinum White

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

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



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

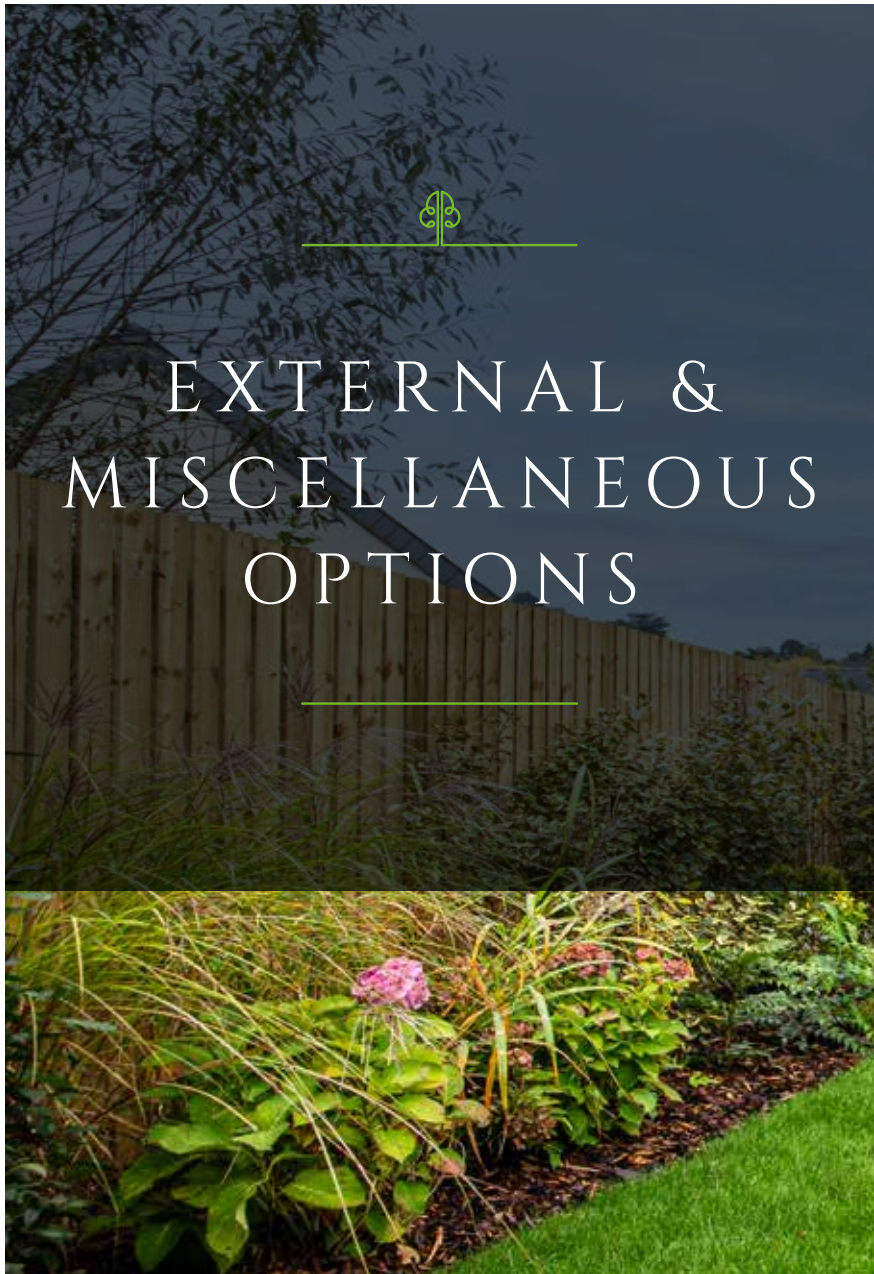
PLEASE NOTE

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 Weatherproof Socket	Brand	Supply & Fit
EXTERNAL WEATHERPROOF SOCKET add to your new home	DETA	£175

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

Electric Garage Door Openers	Brand	Supply & Fit
GARAMATIC 9 Single garage door opener (retractable doors only)	GARADOR	£795



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	Brand	Supply & Fit
To be located next to the nearest water mains inlet		£385

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	£2,220

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



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