



# BECOMING YOURS

OPTIONAL UPGRADES FOR YOUR NEW BAKER ESTATES HOME



BAKER  
ESTATES





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# KITCHEN APPLIANCES

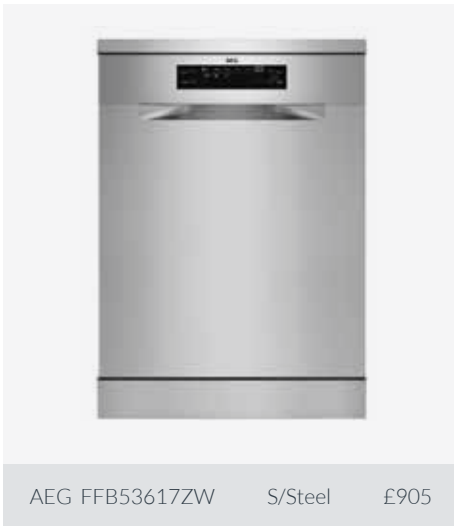


# Dishwashers

## INTEGRATED



## FREESTANDING



# Wine Cooler

## INTEGRATED



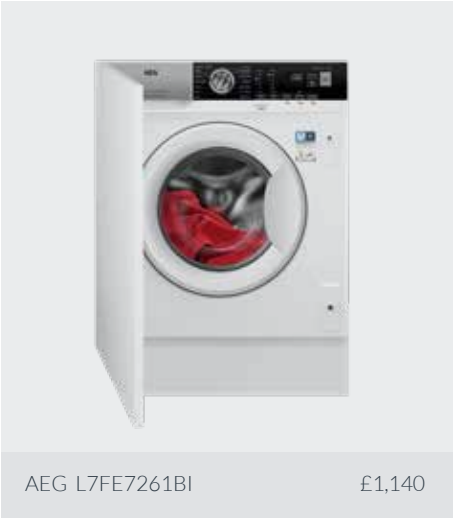
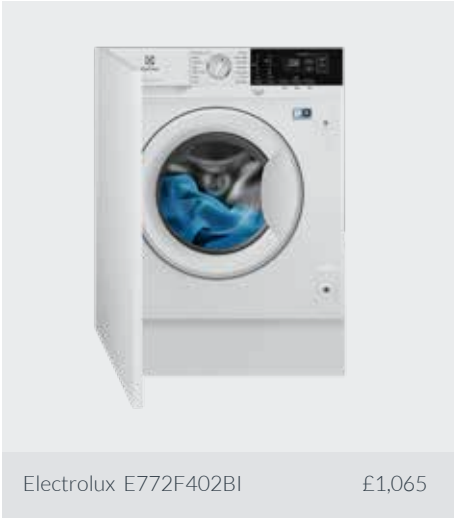
“ Our home had a very high finish, and we were able to choose from a host of excellent upgrades, which meant our home felt like our own as soon as we moved in ”

Baker Estates homeowner

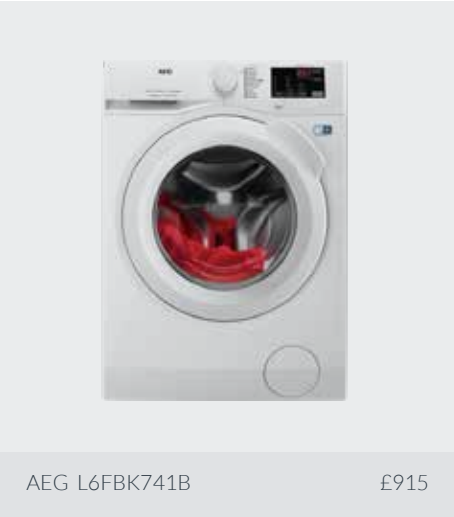
\*Must be ordered before roof.  
Subject to build stage, house type, and kitchen layout.

# Washing Machines

## INTEGRATED

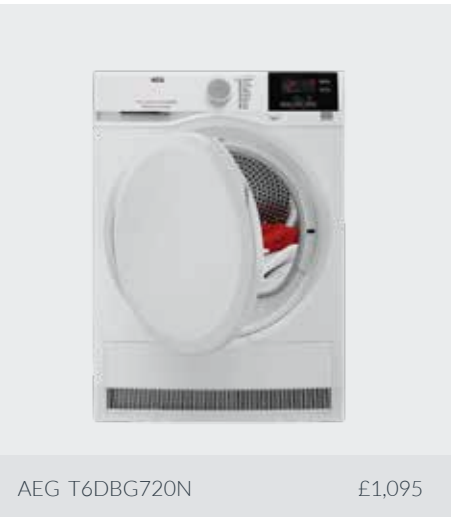


## FREESTANDING



## FREESTANDING

# Tumble Dryers



# AEG Upgrade Packages

## KITCHEN APPLIANCES



2 Bed AEG Upgrade Package		£950
BEB23101XM	AEG B/I Oven 60cm Single Stainless Steel	
IKB64401FB	AEG B/I Hob 60cm Induction TC Black	
DBE5661HG	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	
IKB64401FB	AEG B/I Hob 60cm Induction TC Black	
DBE5661HG	AEG B/I Hood 60cm Chimney Stainless Steel	
OSC5S181ES	AEG B/I Fridge/Freezer 60cm 70/30 split fully integrated	

4 & 5 Bed AEG Upgrade Package		£750
BEB23101XM	AEG B/I Oven 60cm Single Stainless Steel	
BEB23101XM	AEG B/I Oven 60cm Single Stainless Steel	
IKE85751FB	AEG B/I Hob 80cm Induction Frameless	
DKB4950M	AEG B/I Hood 90cm Stainless Steel	





# KITCHEN UPGRADES



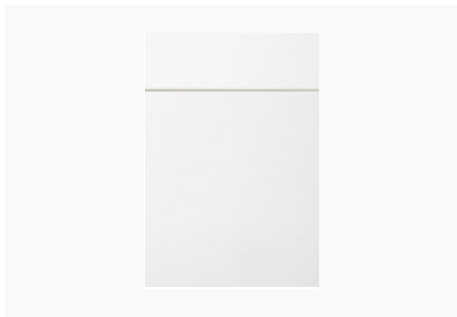


# Kitchen Units

## Kitchen Units

Upgrade Type	No of Bedrooms	Supply & Fit
Upgrade Kitchen Units & Worktop to Square Edge Premier	2	£1,745
	3	£2,375
	4	£2,850
	5	£3,325

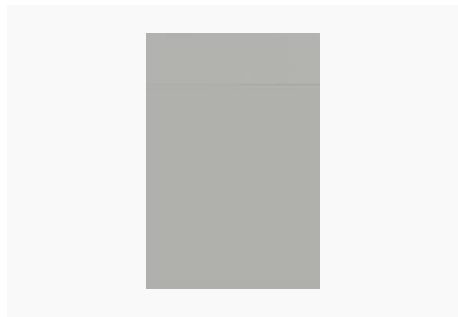
### Woodbury



**Door Finish:**  
White

**Exterior Colour:**  
White

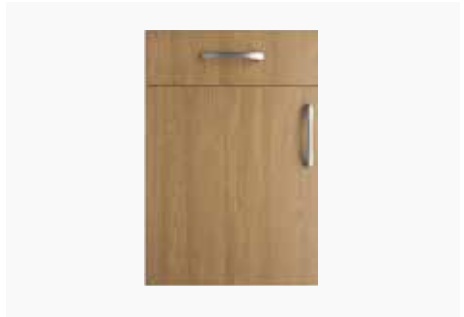
**Handle Choice:**  
Chrome chunky bridge (HPK640)  
Antique copper bow (HPK794)



**Door Finish:**  
Gloss Platinum

**Exterior Colour:**  
Gloss Platinum

### Virginia



**Door Finish:**  
Oak

**Exterior Colour:**  
Oak

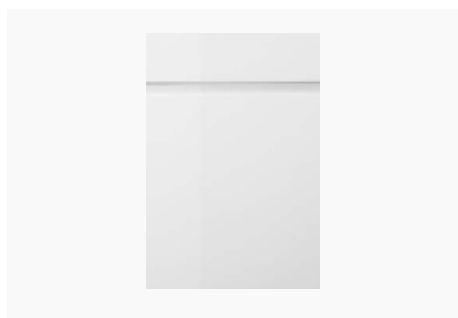
**Handle Choice:**  
Matt nickel square D (HPK644)

### New York



**Door Finish:**  
Pearl grey

**Exterior Colour:**  
Pearl grey



**Door Finish:**  
Gloss white

**Exterior Colour:**  
Gloss white



**Door Finish:**  
Matt Anthracite

**Exterior Colour:**  
Matt Anthracite

## Melrose



**Door Finish:**  
Storm Blue

**Exterior Colour:**  
Storm Blue

**Handle Choice:**  
Chrome square D handle (HPK642)

## Harvard



**Door Finish:**  
Hunters Green

**Exterior Colour:**  
Green

**Handle Choice:**  
Antique copper bow (HPK794)  
Brushed bronze arched bridge (HPK796)  
Brushed bronze rectangle (HPK860)



**Door Finish:**  
Pebble

**Exterior Colour:**  
Pebble

**Handle Choice:**  
Antique copper bow (HPK794)  
Brushed bronze arched bridge (HPK796)  
Brushed bronze rectangle (HPK860)

## Cranbrook



**Door Finish:**  
Cobble grey

**Exterior Colour:**  
Cobble grey

**Handle Choice:**  
Brushed copper bridge (HPK792)  
Gloss black square (HPK795)



**Door Finish:**  
Platinum

**Exterior Colour:**  
Platinum

**Handle Choice:**  
Brushed copper bridge (HPK792)  
Gloss black square (HPK795)





**Door Finish:**  
Indigo

**Exterior Colour:**  
Indigo

**Handle Choice:**  
Brushed copper bridge (HPK792)  
Gloss black square (HPK795)



**Door Finish:**  
Pearl grey

**Exterior Colour:**  
Pearl grey

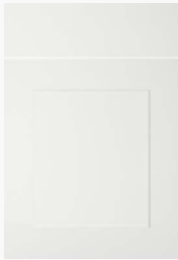
**Handle Choice:**  
Brushed copper bridge (HPK792)



**Door Finish:**  
Providence Blue

**Exterior Colour:**  
Blue

**Handle Choice:**  
Brushed copper bridge (HPK792)  
Brushed bronze rectangle (HPK860)



**Door Finish:**  
Chalk White

**Exterior Colour:**  
Chalk White

**Handle Choice:**  
Brushed copper bridge (HPK792)  
Brushed bronze rectangle (HPK795)

“

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.

HPK640



HPK795



HPK643



HPK644



HPK796



HPK885



HPK792



HPK860



HPK878



HPK794



HPK642



**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

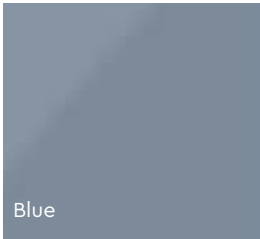


Chalk White

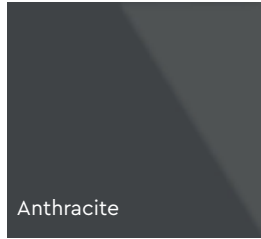
## Upgrade Options

£125

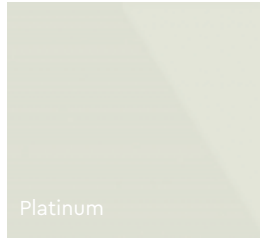
Our Gloss Collection features a diverse palette of colours that match and complement a variety of kitchen finishes, accent open display units, and includes three metallic effect styles



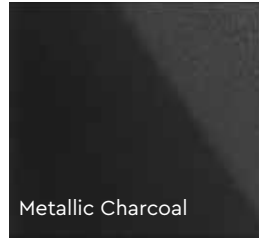
Blue



Anthracite



Platinum



Metallic Charcoal



Bronze

# Kitchen fittings



Ecobin 4

£200



Le Mans


£470



Utensil Drawer

£140





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# BATHROOM AND EN-SUITE OPTIONS

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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



Anthracite 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

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

Width Height

500mm x 700mm

£525

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 <sup>2</sup>
		En Suite	£60/m <sup>2</sup>
		Cloakroom	£60/m <sup>2</sup>

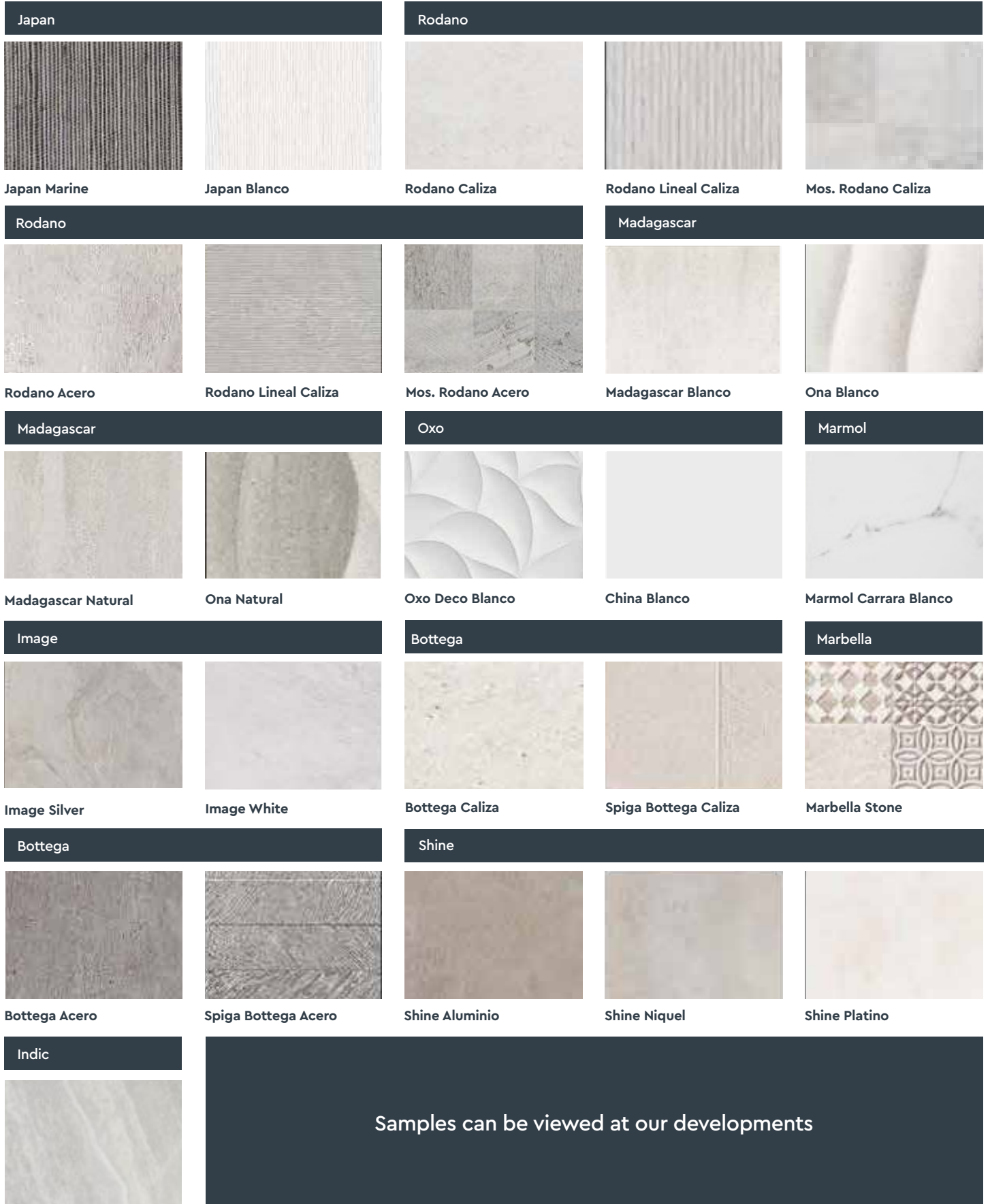
Upgraded Wall Tiling	Size	Room	Supply & Fit
ADDITIONAL TILED AREAS – STANDARD TILE SELECTION	25 × 44.3cm	Main Bathroom	£135/m <sup>2</sup>
		En Suite	£135/m <sup>2</sup>
		Cloakroom	£135/m <sup>2</sup>

Upgraded Wall Tiling	Size	Room	Supply & Fit
ADDITIONAL TILED AREAS – UPGRADED TILE SELECTION	33.3 × 59.2cm	Main Bathroom	£185/m <sup>2</sup>
		En Suite	£185/m <sup>2</sup>
		Cloakroom	£185/m <sup>2</sup>



# Porcelanosa Wall Tile Range – Upgrade

Supplied with white grout and chrome trim (all ranges)





# 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		
<b>UPGRADE SOCKET OUTLET (PLUG)</b>		
<b>UPGRADE SOCKET OUTLET (BT)</b>	DETA	£25
<b>UPGRADE SOCKET OUTLET (AERIAL)</b>		

Chrome-faced Switches	Brand	Supply & Fit
Upgrade from a standard white switch to chrome faced		
<b>UPGRADE LIGHT SWITCH</b>	DETA	£25

## Additional Sockets & USB Sockets

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

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

Additional Double Socket (Chrome)	Brand	Supply & Fit
<b>CHROME FACED DOUBLE SOCKET</b> Add an additional chrome socket to your new home	DETA	£135

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

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

## TV & BT Outlets



BRUSHED STAINLESS STEEL  
BT SOCKET OUTLET



CHROME FACED DIMMER SWITCH

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 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/Socket	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 DECORATIONS

## Karndean flooring and carpet ranges available

Karndean Korlock Flooring	Colours Available	Description
	Texas White Ash Canadian Nude Oak Warm Ash Baltic Limed 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

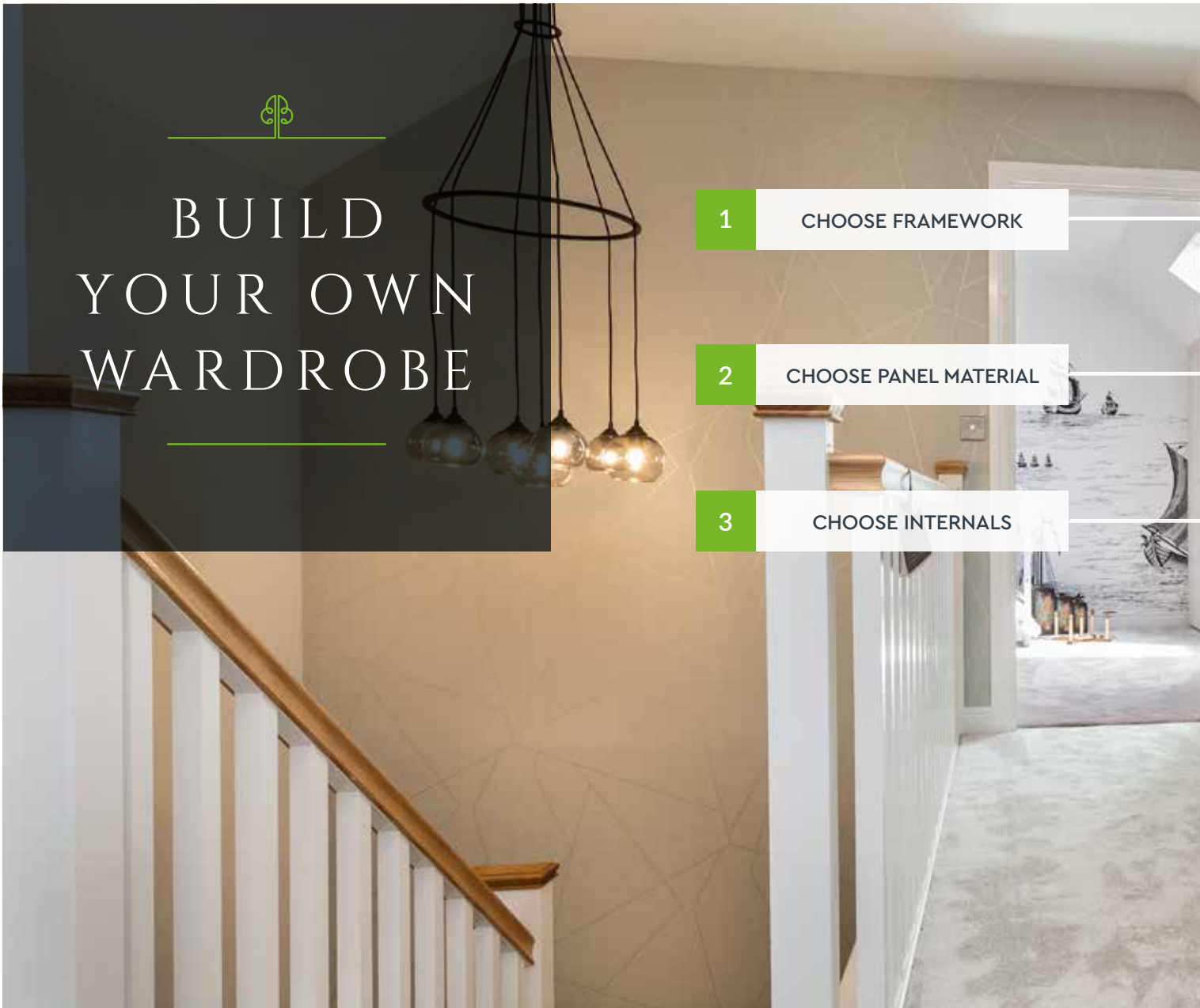


Carpet Range	Colours Available		Description
BE Luxury	Dovetail Thunder Greyfox Moonshine	Antique Cream Quarry Caramel Cream Hazelnut	Suitable for heavy domestic use Tog Rating 2.66 Made from 100% polyester

**Underlay**

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

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

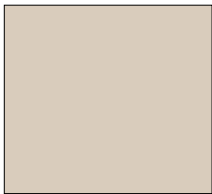
3 CHOOSE INTERNALS

## Glass/mirror

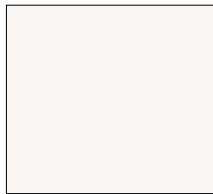
### WOOD OPTIONS



Grey Nebraska Oak

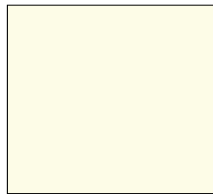


Cashmere Grey

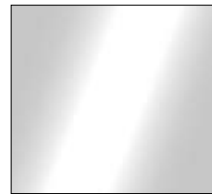


Platinum White

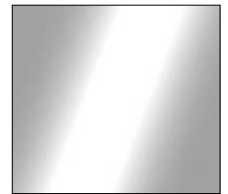
### GLASS OPTIONS



Pearl White



Silver Mirror



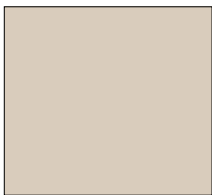
Grey Mirror

## Wardrobe board options

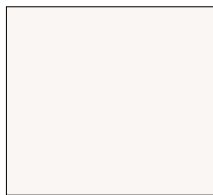
### WOOD OPTIONS



Grey Nebraska Oak



Cashmere Grey

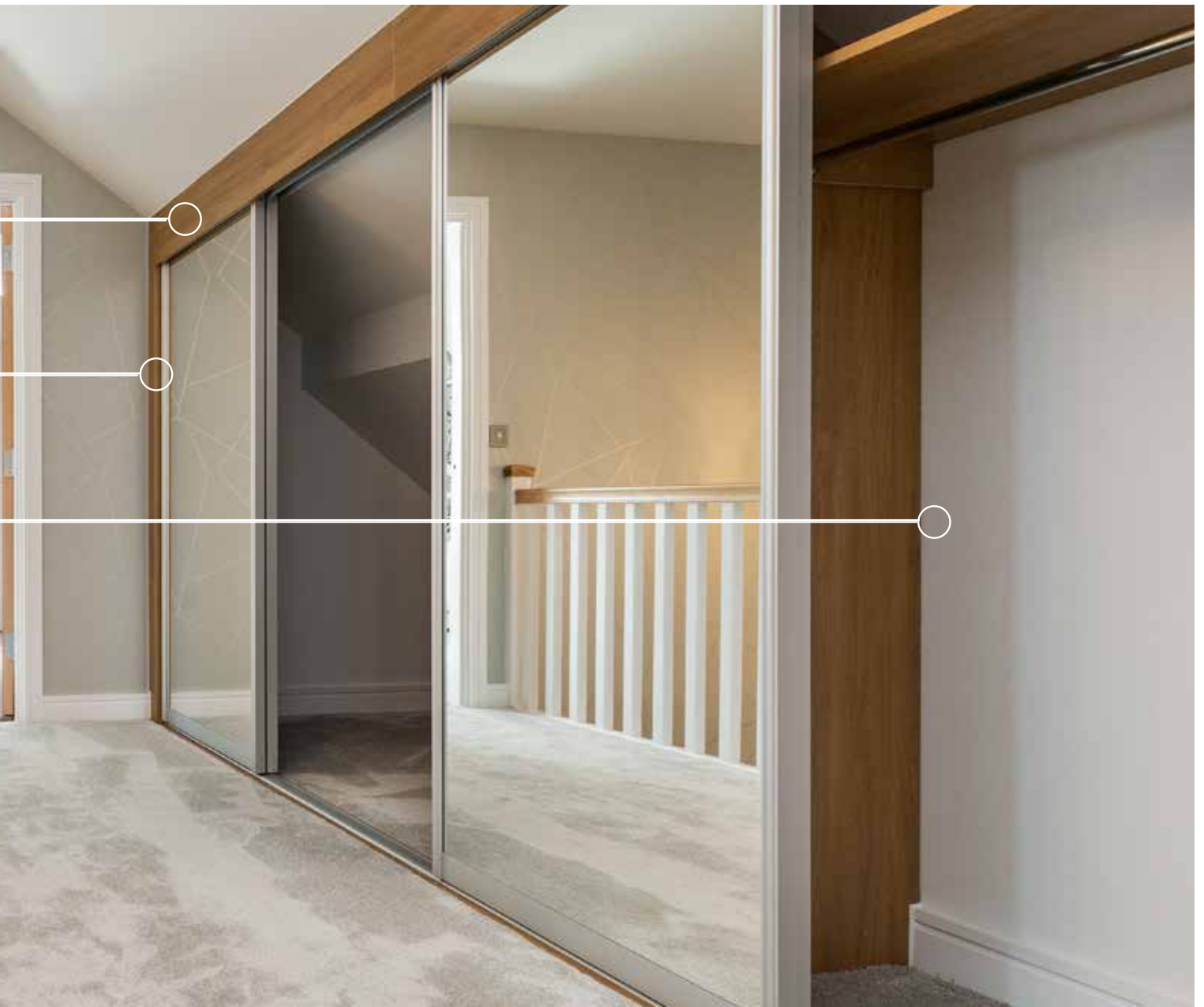


Platinum White

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 & MISCELLANEOUS OPTIONS



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

Car Charging	Brand	Supply & Fit
CAR CHARGING POINT EvoLo 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
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MAINTENANCE LADDER Glidevale AHL		£270
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Patio Slabs	Brand	Supply & Fit
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Chargeable cost will be per m <sup>2</sup>	RIVEN	£175m <sup>2</sup>
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Additional Outside Tap	Brand	Supply & Fit
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To be located next to the nearest water mains inlet		£385
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Adding Utility to Garage	Description	Supply & Fit
ADDING UTILITY TO GARAGE	Includes single bowl sink/drainer, 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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[bakerestatesltd.co.uk](http://bakerestatesltd.co.uk)

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