



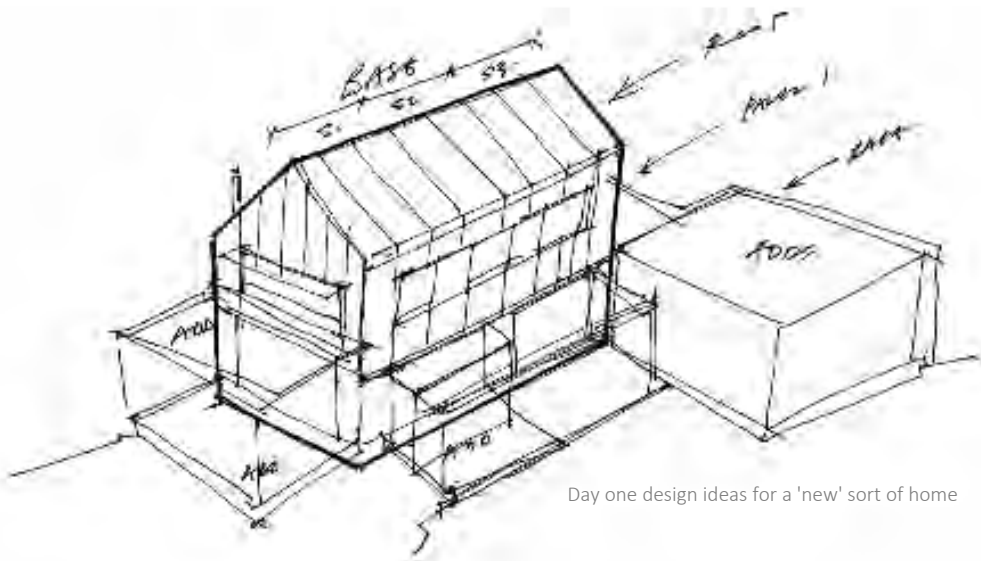
# nHouse

Now your home



## **Welcome to nHouse**

The nHouse range of homes have been designed for people who want green, affordable, spacious and modern new houses with a contemporary look and no compromise on quality



Day one design ideas for a 'new' sort of home

## nHouse: The 'n' stands for New

In 2017, nHouse founder Nick Fulford decided to build a home for his young family. He wanted it to be modern, eco-friendly, made using natural materials and designed to last many lifetimes.

But Nick couldn't find what he wanted. Using an architect to design a big budget 'Grand Designs' type house might take years. Importing an expensive European kit house would be a headache. And the house sizes, styles and quality offered by the big house builders didn't appeal.

There was only one answer, Nick would simply have to design his own house.

When Nick started showing his design ideas to friends and family it became clear from the positive feedback that he wasn't the only home buyer looking for something better and different.

An idea was born to create a new house building company committed to making spacious, green, high quality homes full of natural materials and constructed using the latest high tech building methods.





Nick and a team of architects and builders spent two years developing a range of architectural designs, testing materials, prototyping, completing all the necessary engineering work and achieving the accreditations needed for the houses to be mortgage and warranty approved. They even settled on a name for the company when the working title of 'nHouse' stuck.

In 2020, nHouse was finally ready to start supplying houses. Since then they have delivered numerous homes across the UK as far afield as Devon and Cambridgeshire. Their homes have achieved energy efficiency ratings in the top 1%, have been profiled across the UK media and have even received accolades such as a Gold at the London Design Awards.

Today, nHouse offer five different houses with a starting price of £222,000. Buyers can select from numerous internal and external options and upgrades to make their home truly their own. nHouse also offer a range of support services from planning consultancy to groundworks. And because no one likes to wait years for a good thing, you can move into your new homes just 20 weeks after the build begins.

nHouse - now your home



Winners at the London Design Awards 2021





























## A healthier and greener home

Modern homes can often feel gloomy. By contrast the nHouse is filled with daylight thanks to large windows and roof lights. Our main rooms exceed British Lighting Standards and our high ceilings create a welcome sensation of light and space.

The nHouse is filled with natural materials like wood and stone. The human body responds positively to organic environments with research confirming that it can even lower your heart rate. High levels of acoustic performance provide the enhanced peace and quiet essential to modern living.





An nHouse can be located in almost any environment, from urban to rural, and on most land types. There are few limits to where we can build your home.

The strength and lightness of the nHouse means its foundation requirements are less ecologically invasive, quicker to install and less costly than those needed by brick and concrete constructed houses.



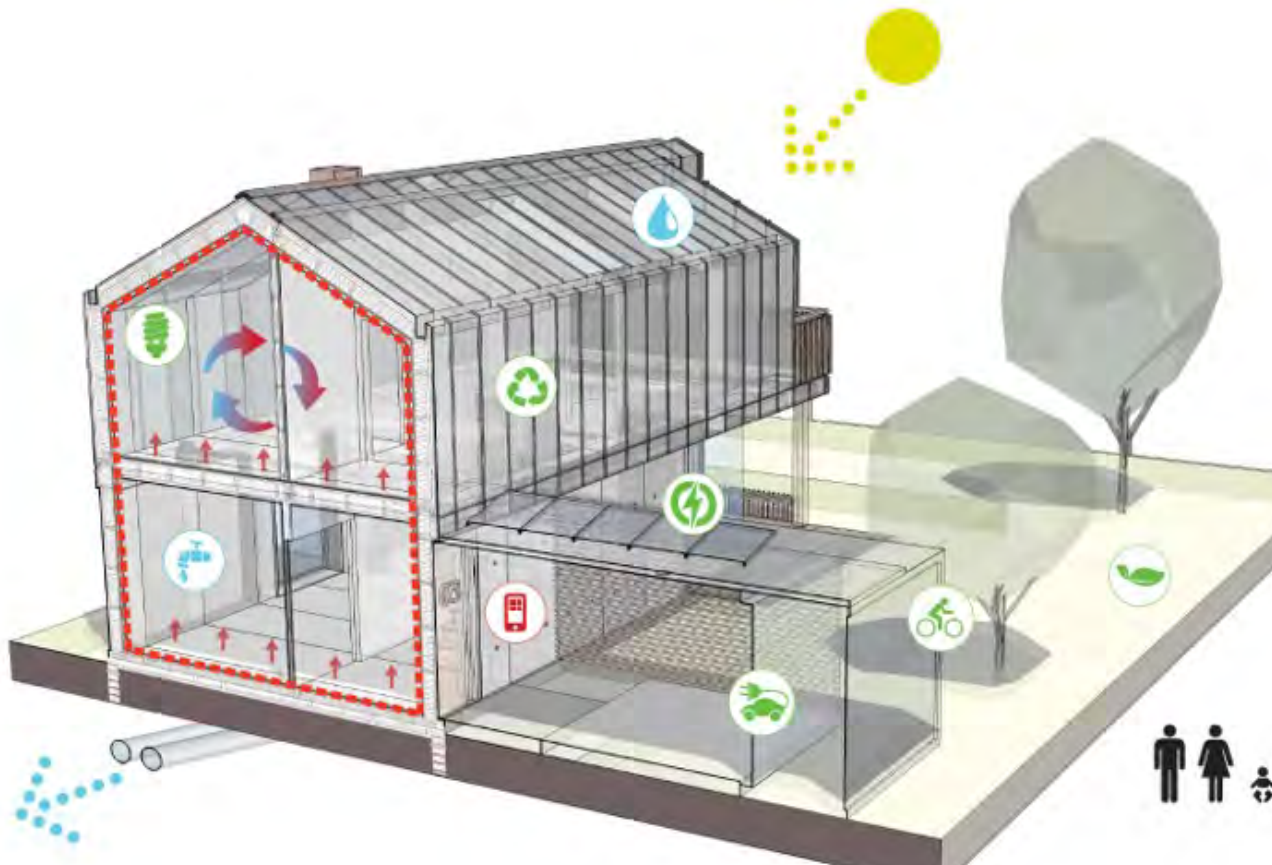


# nHouse Eco Achievements

nHouse has strong eco credentials because each home comes with:



- ✓ “A” rated Energy Performance (depending upon client specification) in the top 1% of new build houses in the UK
- ✓ High levels of insulation and airtightness due to precision offsite construction techniques
- ✓ Good levels of daylight due to 20% more glazing reducing the reliance on artificial lighting
- ✓ High quality double-glazed windows to boost air tightness and minimise heat loss
- ✓ Each nHouse has a high level of thermal mass helping to improve building comfort and lower heating and cooling bills
- ✓ Deep overhangs help to manage overheating in the Summer and retain heat in the winter - boosting energy efficiency
- ✓ Heating and/or hot water provision from a renewable source (such as solar panels or a Ground Source Heat Pump)
- ✓ Energy efficiency is boosted by a Mechanical Ventilation Heat Recovery System (MVHR)
- ✓ Renewable energy systems with solar PV, inverter and a house battery
- ✓ An electric car recharging point
- ✓ Use of sustainable natural materials and an avoidance of plastics
- ✓ A target of Zero landfill in the manufacturing process through recycling and careful material management
- ✓ Dramatically less traffic congestion, noise and pollution around your plot during the construction process



Offsite can result in a 50% reduction in material waste, which normally ends up in landfill, compared to conventional construction. (Building Green)

Modular Construction reduces site traffic by approx. 90% (Research conducted by McGraw-Hill Construction)

The residential property sector emits approximately 15% of all CO2 emissions. (Department for Business, Energy & Industrial Strategy)

The UK government aims to cut carbon emissions by 78% by 2035

Offsite construction uses up to 67% less energy than an equivalent traditionally built development (Arup Research)

# nHouse Care and Support

nHouse offer a complete 'turn-key' service for self-builders. Our Client Service team will support you the entire way.

If needed we can act as your Main Contractor, Principal Contractor or Principal Designer We can also help manage the planning process and coordinate all the works taking place such as the groundworks, foundations and landscaping.

The nHouse core range of homes are pre-designed and approved meaning they are Building Control and Warranty friendly.





## Understanding modular

Making 'modular' homes simply means making houses in large parts – 'modules' – in a precision production facility rather than building brick by brick on a building site.

Each 'module' is finished as much as possible (approx. 80% complete) – including all fixtures and finishes (right down to door handles being screwed on) prior to departure from the factory.

The modules are then transported to your foundations using specialist delivery vehicles and then assembled using cranes to 'land' the modules and make a complete structure.





# Why Go Modular?

## Speed

We are not held back by the weather, limited light or design and build issues. Offsite construction is very efficient. Three to four months after placing your order, your finished nHouse will be ready for delivery. A month after delivery your home is ready for occupation.

## Quality

Everything is checked and checked again and built to exacting standards in a state of the art factory on a modern production line.





# How do you buy an nHouse?

## 1. Find your plot

If you have a plot already then great. But if not then the easiest way to buy land is to purchase a 'golden brick' plot like those in Oxfordshire at the Graven Hill site. We also recommend NewsNow and PlotFinder as places to find plots. Also try to use your local estate agent and auctioneers when searching. Another solution is to buy a house that can be demolished and replaced with an nHouse.

## 2. Choose your nHouse

We offer five houses of various sizes. To learn more about nHouse one of our team will happily provide a virtual tour of an nHouse3, guiding you around the house, explaining the many benefits and features and answering any question you might have about your future home or project. At this point we can discuss your Options and Upgrades, review the additional Services you may need. We then issue you with a first stage Quotation.





# How do you buy an nHouse?

## 3. Apply for planning

The next step is to get the necessary permissions. You will need to submit a planning application with the local authority where your plot is based. nHouse can provide you with planning application information, drawings, guidance and will introduce you to specialist consultants who are experts at achieving planning approval.

## 4. Construction Commences

Around three to six months after your planning application you will, hopefully, receive permission. Once this is received then nHouse will start the construction of your home. Our team of experts and craftspeople will, over a twelve to sixteen week period, lovingly assemble your new house whilst constantly checking and testing as we go to ensure it is of the highest quality. All work is rigorously tested to be both Building Control and Warranty compliant.





# How do you buy an nHouse?

## 5. Prepare your plot

Whilst your new nHouse is being constructed in our production facility, it's time to prepare your building plot. This may mean demolition, installing foundations and putting in necessary services. Before your nHouse can be delivered and completed, the foundations will need to be finished and checked by us. We can do all of this for you or we can work with your building team

## 6. Completing your new home

Your nHouse is ready to be completed and the plot is ready to receive it – so it's time for the final step. From delivery of your nHouse to moving in takes around four weeks. In that time we make sure everything is connected and perfect, all the utilities like power and water are working and all the legal paperwork and approvals have been completed. Then it's time to move in and start life in your new nHouse





## Pick your home

Choose from one of our  
five house types



**nHouse3**



**nHouse4+**



**nHouse4X**



**nHouse5**



**nHouse5+**



# nHouse3

Three Bedrooms. Three Bathrooms.





# nHouse3

GIA

104 sq m / 1119 sq ft

Bedrooms	3
Bathrooms	2
Storeys	2
Modules	4



nHouse3 is a three bedroom, two bathroom self build house with over 100 sq m of internal living space over two storeys. It's available with or without an optional carport.

You can position the main entrance door at either the front or the side of the house.





# nHouse 4+

Four Bedrooms. Three Bathrooms.





# nHouse4+

GIA

150sq m / 1614sq ft

Bedrooms	4
Bathrooms	2
Storeys	2
Modules	6



The nHouse4+ offers four spacious bedrooms, two bathrooms and additional ground floor living space.

The ground floor features a large hallway, WC, advanced kitchen with work island, and spacious living area with access to a decked veranda.

The additional ground floor room makes an ideal dining room, playroom or office.

An optional sun room can also be added to increase the living space further.

The first floor has a master bedroom with en suite bathroom and access to a balcony, three further bedrooms, family bathroom and storage space.





# nHouse 4 x

Four Bedrooms. Four Bathrooms.





# nHouse 4 x

GIA

150sq m / 1614 sq ft

Bedrooms	4
Bathrooms	4
Storeys	2
Modules	6



**The nHouse 4x is a four bedroom, four bathroom home over two storeys**

The ground floor features a large hallway, WC, modern kitchen with work island, floor-to-ceiling windows and spacious living area with veranda.

An additional room, ideal proportioned to accommodate a large dining room, is accessible from the main living space.

On the first floor is a spacious master bedroom with ensuite bathroom and balcony.

A further large bedroom features another en-suite.



The remaining two bedrooms, a single and a double, share a family bathroom. An additional large hallway and linen cupboard are located on the first floor.



# nHouse5

Five Bedrooms. Four Bathrooms.





# nHouse5

GIA

156 sq m / 1679 sq ft

Bedrooms	5
Bathrooms	4
Storeys	3
Modules	6



The nHouse5 is a five bedroom, four bathroom home over three storeys.

The ground floor features a large hallway, WC, modern kitchen with island, floor to ceiling windows and spacious living area with veranda.

The first floor has two spacious bedrooms, a balcony, two bathrooms and storage space.

On the second floor is a master bedroom with a balcony and an ensuite bathroom, as well as two further bedrooms and a family bathroom.





# nHouse5+

Five Bedrooms. Four Bathrooms.





# nHouse5+

GIA

208 sq m / 2238 sq ft

Bedrooms	5
Bathrooms	4
Storeys	2
Modules	8



**The nHouse5+ is a five bedroom, four bathroom home over two storeys.**

The ground floor features a large hallway, WC, well equipped utility room, modern kitchen with work island and space for a large table with access via double doors onto an attractive and partly covered veranda. To complete the downstairs area there is an additional large separate living room.

The first floor has five spacious bedrooms including a master bedroom with balcony and ensuite. A further three double bedrooms and a single bedroom share two bathrooms.





# nHouse

## Single Unit Price List



To find out more about nHouse prices, options, upgrades, production timings and how to receive your personalised quotation please contact us.:Email [info@the-nhouse.com](mailto:info@the-nhouse.com) or call **08448117570**.



nHouse Type	GIA SqM	GIA SqFt	Width mm	Depth mm	Modules	Price £ (zero VAT)	£/SqM	£/SqFt
nHouse3	104	1,119	6,013	12,251	4	<b>£225,929</b>	£2,173	£201
nHouse4x	150	1,614	9,448	12,251	6	<b>£325,876</b>	£2,173	£201
nHouse4+	150	1,614	12,000	12,251	6	<b>£325,876</b>	£2,173	£201
nHouse5	156	1,679	6,013	12,251	6	<b>£338,989</b>	£2,173	£201
nHouse5+	208	2,238	12,000	12,251	8	<b>£451,984</b>	£2,173	£201

### KEY Specification:

These prices are for nHouse homes with KEY Specification. See the nHouse Brochure (Options and Specifications section) for details. Further information on available Upgrades and Options is also available. Please note that prices includes a basic Warranty package

### Additional Customer Services Available:

Design Adaptation, Planning Submission Support, Principal Designer, Principal Contractor Main Contractor Services. Prices upon application.

## Terms and Conditions



### Order to Delivery Time:

Estimated at 20 weeks from contract to completion

### Payment Terms:

Terms provided upon application

### Delivery Terms:

Free delivery within 200 miles of Sheffield. Transport by water excluded from free delivery

### Price Validity:

These prices are valid for the month of June 2022 only. Price rises are pegged to the CPI and BCIS which are running at +1% per month

nHouse Commercial Limited. Registered in England no. 10453844. Photo shows nHouse3.



# Your Specifications, Options and Upgrades

From paint to your solar PV system





## Timber Frame Structure - KEY

Your home will be constructed using a timber frame platform system and internal racking walls. This is a sturdy system that will ensure your home lasts many lifetimes. Top specification insulation and thick wall build-ups mean your home will achieve a good thermal mass and high air tightness. This results in a high level of energy efficiency and lower running costs

## Main Door Location - KEY

Each nHouse can be configured with the main entrance door either at the front of the house or to the side. Both options are including in the KEY specification

If you want to locate the main door at the front of the house this will mean that the downstairs WC needs to be moved to a different location - next to the ground floor stairwell. Selecting this option will also result in the kitchen pocket door becoming the main access from hallway to the ground floor





## Options - External Wall Finish

### Standing Seam Wall Cladding-KEY

A long lasting, high quality steel 'seam' system available in a multitude of colours (see swab below). Provides a contemporary look. Comes with 25 year Guarantee and achieves A+ within the BRE (British Research Establishment) Green Guide. This cladding is applied to all external walls above Ground Floor





## Options - External Wall Finish

### High quality Larch - KEY

Kiln dried, vertical larch timber cladding with a shadow gap. Ungraded and unsorted for a natural warm finish. Fitted to the external facade of the ground floor of your house





## Options - External Wall Finish

### Burnt Larch - Upgrade

Vertical kiln dried burnt arch with a shadow gap  
From +£50 per sqm

### Red Cedar - Upgrade

Grade 4 Clear horizontal timber with shadow gap  
From +£45 per sqm

### Brick Slips or Stone Slips -Upgrade

Bricks and stone slips can be applied to some or all external walls. They come in a variety of styles. They are mounted onto insulation boards and finished with mortar. The finished effect is indistinguishable from full brick or stone. Matching Lintels and Quoins available  
From +£50 per sqm





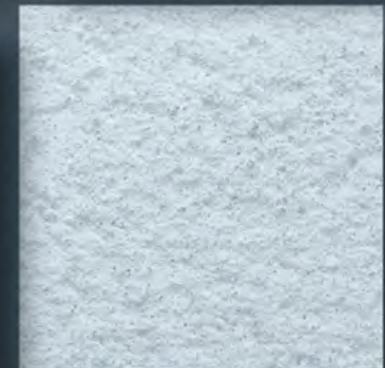
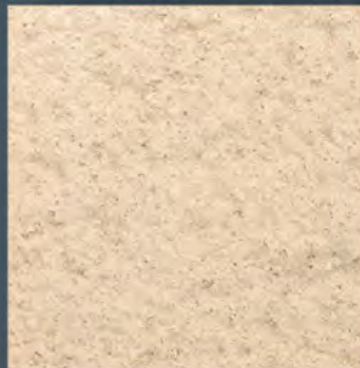
## Options - External Wall Finish

### Wall Render - Upgrade

A white silicon silicate (thin or thick coat) render in bright crisp white. This long last render is self cleaning and breathable

Render Is also available in a variety of colours

From +£20 per sqm





## Options - External Roof Finish

### Standing Seam Roof - KEY

Pre-finished thick steel roof using the Tata Catnic system. Multiple colours available. 25 year warranty (see Standing Seam Cladding for more details)



### Traditional Style Tile - Upgrade

Metrotile's 'Decra Oberon' presents as a traditional split shingle red roof tile (part steel) Multiple colours available  
From +£2,500



### Ceramic / Slate Effect - Upgrade

NuLok ceramic tiling system that can also seamlessly incorporate solar tiles if required provides an authentic slate effect

From +£4,000





## Options – Rainwater goods

### PVC System – KEY

Select long lasting Anthracite Grey or other colours such as white or black. This is a full system including downpipes, guttering and hoppers available in a variety of styles



### Powder coated Aluminum - Upgrade

A higher quality treated metal which can be 'squared' in style. This is the price of an upgrade to the full system. Available in Anthracite Grey (or other colours)

From +£1,750





## Options – Balcony

### Timber Balcony - KEY

A thick larch timber handrail and frame is fronted by attractive vertical larch spindles



### Juliet Balcony – Upgrade

Reinforced thick safety glass with powder coated / painted steel frame and stainless-steel fixings. Selecting this option will reduce the cost of your nHouse by approx. £1,500 due to the reduction in materials and labor required



### Semi Frameless Glass Balustrades -Upgrade

Strengthened thick glass panels with 'invisible' fixing connections (to sub frame) and additional balustrade posts for additional strength. This design offer greater visibility and light  
From +£5,000





## Options – Window and external doors

### UPVC - Flush - KEY (1)

High quality and long lasting double glazed windows with a ten year warranty. These provided good insulation to the home and are easy to maintain. Available in Anthracite Grey or white external finish. Comes with white internal finish and metal finish handles and hinges

### Composite Aluminium and Timber - Upgrade (2)

Higher quality double glazed windows achieving better levels of insulation and air tightness. These come with a 20 year warranty. Available in Anthracite external finish. Come with a natural laminated timber or white painted timber internal finish

From +£5,000

### Internal Window Board - Upgrade

Internal timber boards that provide an attractive window sill

Multiple edging details available

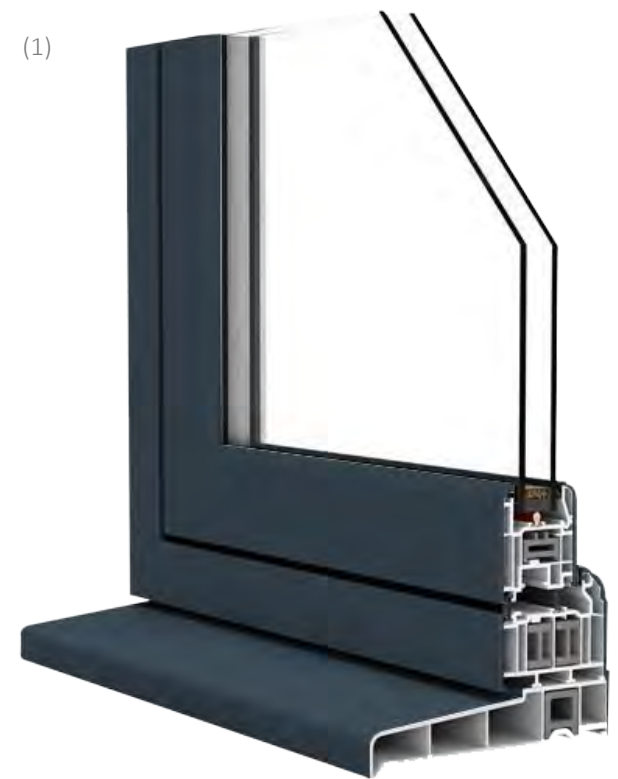
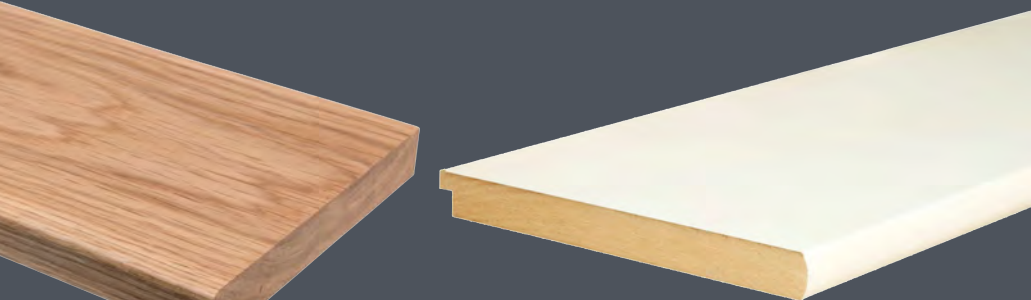
White Painted: From +£250

Wood: From +£550

### Electric Roof Window / Window Blinds - Upgrade

Remote controlled roof window opening technology is available as well as blinds for roof windows

From +£500





## Options – External Decking

For both veranda and balcony

### Larch Decking – KEY

Grade A larch decking with thick grooves to provide stability and good water run off. The edging strip is attractively cross laid. This natural material will require occasional treatment to maintain its appearance

### Composite Aluminium and Timber - Upgrade

Higher quality system made aluminium with a timber style finish. Will last longer than a timber only version and will maintain its colour for longer.

From +£20 per meter length

### Aluminium Wood Effect Decking – Upgrade

Very long lasting aluminium waterproof decking system. Available in a variety of colours, woodgrain textures, patterns and widths

From +£30 per meter length





## Options - External Entrance Door

### Flush PVC Front Door - KEY

Excellent quality and durable with a life span of around 35 years. Low maintenance and attractive. Anthracite Grey although other colours available. White chamfered internal frame. Spyhole & letter box. Metal finish ironmongery



### Composite Wood GRP Door - Upgrade

With glazed viewing panel and long bar handle. A robust wood coat sits on a high-performance Cross Laminated Ply Foam core. Comes in an Anthracite external finish or other colours with white Internal finish. Separate wall mounted letter box. Metal finish ironmongery.

From +£500



### Solid Wood Front Door - Upgrade

With glazed viewing panel and long bar handle. Oak external & internal finish. Separate wall mounted letter box. Metal finish on ironmongery.

From +£750





## Options - Internal Wall Finish

Wall Paint for all internal walls or features walls

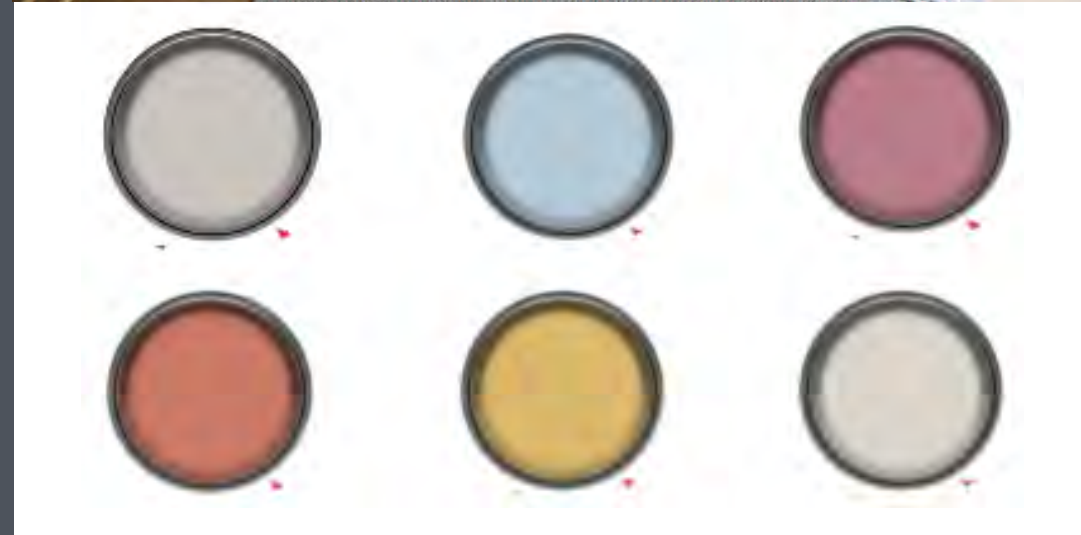
White Matt- KEY

From Dulux. Long lasting brilliant white

Feature Walls - Upgrade

Using Dulux Trade. Wide variety of colours. Matt or Eggshell finish

From +£10 per sqm

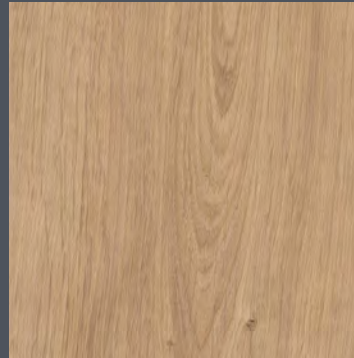




## Options - Internal Wood Floor Finish (Includes stairs)

### Laminate Timber – KEY

Low maintenance, high quality laminated flooring. From rustic oak designs to striking wood and tile effects



### Engineered Wood - Upgrade

Providing a solid wood appearance. Made with cross ply layers with a top layer of real wood. Greater stability and more durable than laminate

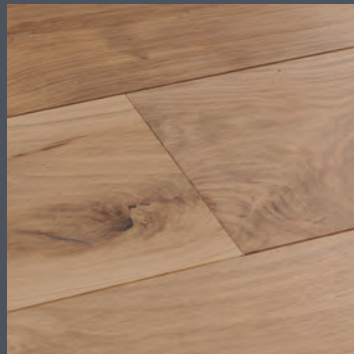
From +£20 per sqm



### Real Wood – Upgrade

Oiled, hardwood, solid flooring. In a variety of types, patterns and grades. A natural material that can be repeatedly treated to return it to near its original condition

From +£45 per sqm





## Options - Internal Carpet Finish

(Includes stairs)

### Easy Clean carpet –KEY

**Stain resistant, pet & family-friendly.** The Easy Clean carpet ranges are perfect for all around the home and all come with a 10 Year Stain and Wear Guarantee

### Soft Deep Pile carpet - Upgrade

Cosy, luxurious and soft to the touch. These deep pile carpets are made from 100% Luxelle Polypropylene and are available in a range of colours. Come with a 10-year stain warranty

From +£450

### Wool Loop carpet - Upgrade

Naturally textured and resilient with a quality feel. Wool Loop carpet options are made up a variety of different ranges all with their individual style including a striped finish or a range that has the look of natural sea-grass

From +£1,500





## Options - Internal Doors

Includes 'Pocket Door' system for kitchen  
'Barn Door' system for en suite bathrooms

### Wooden Door- KEY

Hollow core doors with attractive external panels (horizontal or vertical) constructed using high quality veneers for a superior finish. Available plane or in white

### Wooden door with glass panel - Upgrade

Waxed / Oiled doors featuring a large semi-opaque glazed panel to allow greater light transfer whilst maintaining privacy

White: From £150 each

Oak: From £175 each

### Glass panel door - Upgrade

Internal black fully finished clear glass door for maximum transparency and light transfer

From £175 each

Fire Door upgrade available to FD30 rating. Please ask for prices

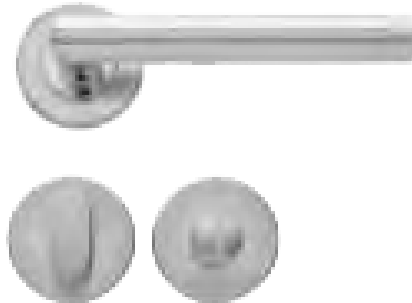




## Options – Door Ironmongery

### Matt Finish Bar Handle - KEY

Stainless Steel door handle, contemporary design with matt finish



### Black Handle - Upgrade

Constructed from superior zinc alloy with a sleek, tubular handle, rounded edges and a robust, push on round rose cover. Comes with 10 year mechanical guarantee

From +£125 per house



### Gold Handle - Upgrade

Satin brass door handles. Lever on concealed fix threaded rose. A diamond pattern knurled round bar. Comes with 10 year mechanical guarantee

From +£250 per house





## Options – Space Heating

### Hot Water Vertical Radiator - KEY

Standard radiator system in white or chrome. Heating provided by hot water system

### Electric Vertical Radiator - Upgrade

Standard radiator system in white or chrome. Electrically heated  
Complete system from + £2,250

### Thermaskirt Electric - Upgrade

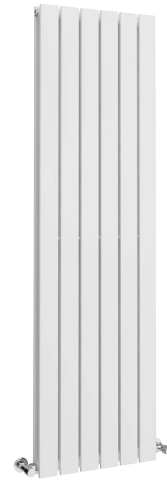
An award winning system featuring a triple electric filament hidden in part of the skirting board. Saves valuable wall space and provides greater energy efficiency

Complete system from + £4,500

### Thermaskirt Wet System - Upgrade

The same Theremaskit system but using a triple hot water pipe system rather than an electric filament

Complete system from +£6,500



## Options - Kitchen

Your fully fitted and complete nHouse kitchen includes all cabinets, drawers, a central kitchen island and breakfast bar, worktops and splashbacks, oven, microwave, hob, extractor, dishwasher, washing machine, fridge, freezer, sink and tap. All cabinets are made in the UK to high standards and feature soft closing doors and hinges to avoid slamming. Your kitchen is available in a range of contemporary styles. with over 100 colours available





## Options – Kitchen Worktop

### Wood 'Block' effect laminate worktop – KEY

Strong, durable and easy to maintain with a thick edge. Available in a variety of wood effects and colours



### Hard Wood worktop - Upgrade

Oiled, thick, natural material with a thick edge. Typically Oak but available in other wood types

From +£100



### Chamfered edge Quartz Stone worktop - Upgrade

Hard stone Coral Quartz that is 20mm thick with chamfered edge. Available in a wide range of colours and finishes

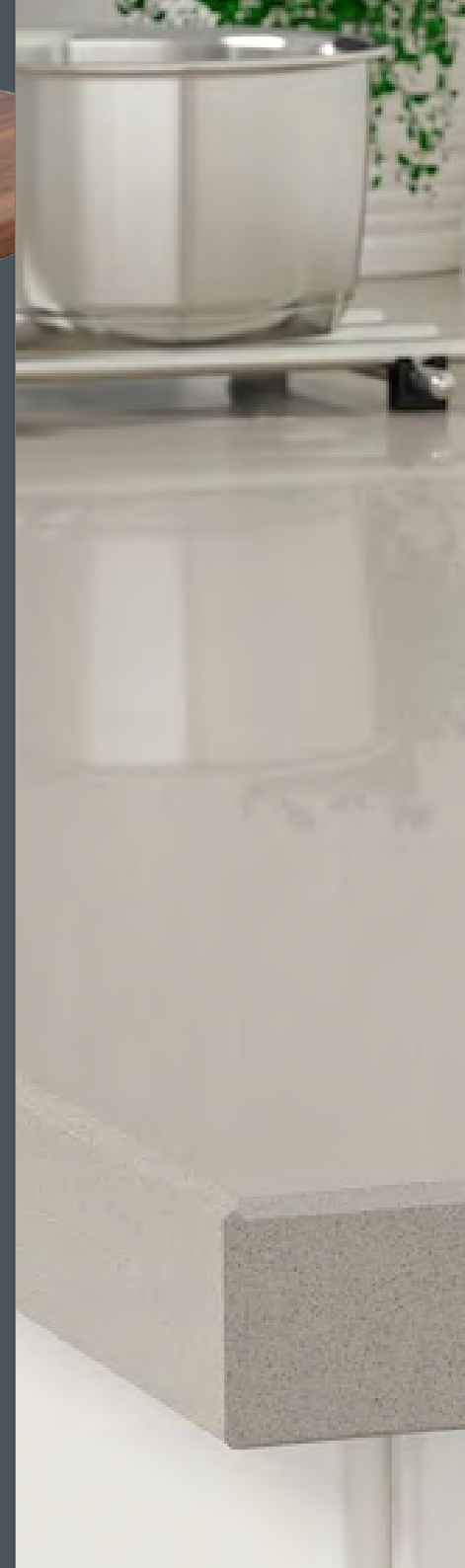
From +£150



### Chamfered edge solid Marble worktop - Upgrade

Extremely high quality and long lasting material. Available in a wide range of colours and finishes

From +£250



## Options – Kitchen Taps

### Matt Steel Mixer tap – KEY

Contemporary designer style with a hand polished chrome finish. Manufactured from high quality brass and featuring a swivel spout for ease of use



### Squared Design kitchen mixer tap - UPGRADE

Quad 2 Lever Kitchen Mixer Tap, Brushed Nickel

From +£150



### Matt Black kitchen mixer tap - UPGRADE

The tap comes in a sleek matt black finish and features a swivel spout ideal for twin bowl sinks.

From +£200



### Quooker 3-in-1 Boiling Water Tap – Upgrade

A single tap which unites both mixer and boiling water functions. Convenient, space saving and sleek. Incorporates a childproof double-push-and-turn handle with light ring.

From +£900





## Options – Kitchen Sink

### 1.5 Stainless Steel Sink – KEY (1)

A sleek, stylish sink that fits perfectly into any worktop. The main bowl has a depth of 20cm making it extremely practical

### 1.5 Composite Sink - Upgrade (2)

With a rough texture and matt finish this sink is dirt repellent and scratch resistant. Highly durable with a 20 Year Manufacturers Guarantee. Available in black, grey and white

From +£250

### White 1.5 Sink - Upgrade (3)

1.5 Bowl Under-mount white ceramic Kitchen Sink

From +£450



## Options – Cooking

### Zanussi - KEY (1)

Pyrolytic Oven, Combination Microwave. Induction hob with zone linking

### AEG - Upgrade (2)

Pyrolytic Oven Combination Microwave. Induction hob with zone linking  
From +£600

### NEFF - Upgrade (3)

Pyrolytic Oven Combination Microwave. Induction hob with zone linking  
From + £750



(1)



(2)



(3)

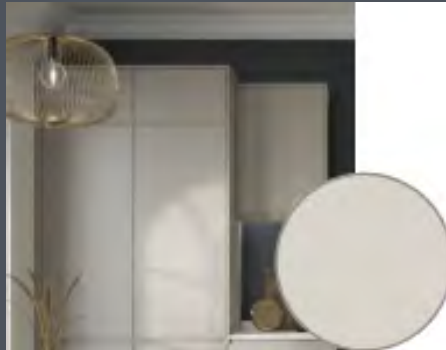




## Upgrade – Kitchen Upgrades

Bespoke Kitchen Upgrade from +£5,000 Featuring higher quality cabinet carpentry, finishes, lighting and storage

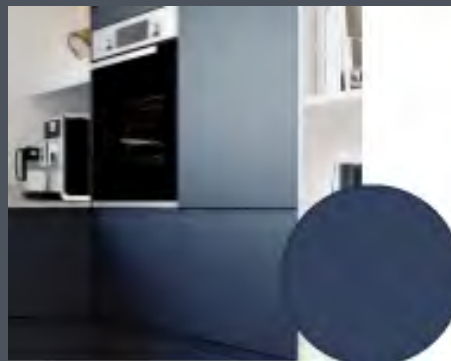
Style suggestion Sandstone



Style suggestion Dove Grey



Style suggestion Navy



# Options – Electrical Services

## White – KEY (1)

Long lasting and low maintenance white plastic

## White with USB System – Upgrade (2)

With additional USB ports in each plug socket

From +£150

## Brushed Stainless Steel with USB – Upgrade (3)

From +£300

## Colored Designer with USB - Upgrade (4)

From +£350





# Options - Bathroom

## Sanitary wear, Baths and Showers

### Bathroom / WC Basin – KEY

White wall mounted ceramic sink in contemporary style with single tap hole and over flow. Smaller size for downstairs WC room. Comes with chrome waste fittings



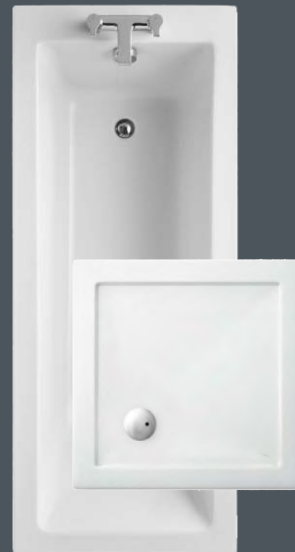
### Back-To-Wall Toilet – KEY

With a modern look and made from easy to clean glazed ceramic. Features a soft close toilet seat. Cistern hidden in bathroom wall to create additional space in the bathroom



### Bath - KEY

A large and deep single ended rectangular bath. Made from comfortable, warm and skin-friendly acrylic. Comes with a fitted bath panel. Single or double tap hole available



### Shower Tray - KEY

A strong and lightweight white acrylic capped stone shower tray manufactured with anti-slip features



# Options - Bathroom

## Tiles, Taps and Screens

### Bathroom Tiles – KEY

Available in White, Sandstone and Stone. White or grey grout and chrome trim. Tiled to half height.

Floor Tile : 44x44cm

Wall Tile: 25x44cm



### Bathroom Taps – KEY

Available in highly polished chrome or matt finish. For sinks and baths. Contemporary in style and long lasting



### Shower Screen – KEY

Shower door size. Made from toughened safety glass. Features chrome trim and handle. Comes with space saving concertina opening system.





## Options - Bathroom

Heating, Power and Mirror

### Chrome Towel Rail - KEY

Stylish, chrome plated towel rail with superb output. Heated from hot water system. 750mm x 500mm. Also available in White

### Shaver Point - KEY

Smart chrome power point for toothbrush and electric razor power and charging

### Mirror - KEY

A square flush mirror with invisible fixings. 700mm by 600mm. Can be fitted vertically or horizontally



## Upgrade – Bathroom Suites

Upgrade to a bespoke designed bathroom from +£4,000

Includes colour matched cabinets with additional storage, upgraded sanitaryware in stone/ceramic, designer taps, power-shower, shelved mirror cabinet with backlight and demister and premium tiling to full height

Style suggestion Dove Grey



Style suggestion Sandstone



Style suggestion Slate Grey





# Eco Pack

## Standard Solar Pack - KEY

An entry level eco-system converting sunlight into energy. A number of solar panels will be positioned on the roof of your home in the optimal position to maximize their exposure to the sun. These panels will then provide approximately 1kw of power into your home

## Enhanced Solar Pack - Upgrade

A fully integrated solar roofing solution converting sunlight into energy. Includes an Inverter and double battery system. Achieving an output of approx 4.6kw Solar

From £7,500

## ASHP (Air Source Heat Pump) - Upgrade

This is an outdoor unit that transfers heat energy from the air to your home for hot water and heating.

From +£9,000

## Home Car Charger- Upgrade

From +£600







## Upgrade – Bin Store / Carport

### Bin Store - KEY

Spacious bin store and external storage area with double doors and level access. Sufficiently proportioned to fit large wheelie bins and bikes. Made from timber frame with external timber cladding.

The bin store is included for the nHouse4x, 4+ and 5+. To add a bin store to your nHouse3 or nHouse5 then the upgrade cost is £3,000.

### Car Port - Upgrade for nHouse3 or nHouse5

Sufficiently sized to fit a single vehicle (please check full dimensions). Made from a timber frame structure with recessed lighting, internal timber finish. Ground works and driveway finish not included in price

From +£3,800





## Upgrade – Bespoke Chimney and Flue

Includes log burner, hearth stone, flue and installation

A log burner offers an ideal way to produce additional heat in your home and to create a relaxing setting in your living room. Available in a wide range of styles and sizes, nHouse will organise for your log burner, hearthstone and flue to be fitted and commissioned

From +£3,500



## Upgrade – Home Management System

Taking control of your home whilst increasing its value. Options include:

CCTV and security system

Monitored alarm

Lighting controls

Doorbell camera

Solar power usage management

Battery usage management

Heating controls

From +£4,000





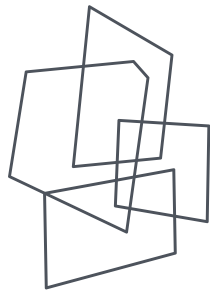
## Upgrade – Sun Room

Luxury bright additional ground floor sun room for nHouse 4+ only - Upgrade

Made from a long lasting powder treated stainless steel frame in a range of colours. Additional glass doors with a variety of opening options. A ceiling lantern window (with the option for electric opening). Includes flooring, wall finishing, space heating, ironmongery, electrics. Approximately 5m length, 2.7m depth, 3m height

From: +£35,000

From: +£45,000 if integrated into thermal envelope of house



# nHouse

Now your home

Contact Nick Fulford:

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