

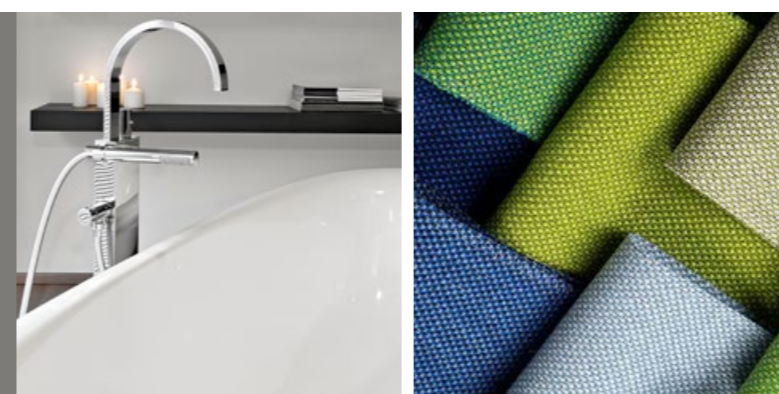


ALFRETON

4 BEDROOM DETACHED HOMES

PLOTS 14, 15 & 21

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SPECIFICATION

Kitchen

- Choice of Luxurious fitted kitchens, crafted to become the heart of your home
- Choice of worktop fitted to kitchen
- Neff Stainless steel electric double oven
- Neff Stainless steel 4 x burner gas hob
- Neff stainless steel flat glass canopy hood
- Neff Fitted dishwasher
- Neff Fitted fridge/freezer
- Brushed chrome spotlight fittings
- Choice of Design led Porcelanosa ceramic wall and Floor Tiling

Plumbing

- A rated gas fired Ideal Logic boiler and central heating
- Contemporary sanitary ware - White finish
- Chrome taps & fittings
- Plumbing & space for washing machine in Utility
- Chrome heated Towel rails to Bathroom and Ensuites
- Mira Flight Low level shower trays
- Chrome thermostatic mixer shower
- Iconic Express Glass shower screens
- Outside Tap

Electrical

- Smoke detectors
- Doorbell
- Contemporary style outside light
- TV points living area
- Shaver points in Bathroom and Ensuites
- Wired Intruder alarm System
- BT Fibre connection
- Automatic garage door

Internal Specification

- Choice of Design led Porcelanosa ceramic wall and floor tiles for Bathroom, Ensuites and Cloakroom
- Oak panel doors with chrome handles
- 5" Ogee Skirting Boards
- 3" Ogee Architraves
- Plastered ceiling through out
- Decoration - White ceilings, Cornforth White walls and White satin woodwork

General Specification

- Turfed rear gardens
- Landscape Planting to Fronts
- Concrete main roof
- Elegant deepflow UPVC guttering
- Located of an exclusive landscaped drive
- Block paved driveway
- Double Garage with electric sectional garage door
- Modern UPVC double glazed casement windows with rear sliding doors opening up your living space and leading into your garden
- NHBC 10-year Warranty

Specifications may vary on-site

DIMENSIONS

GROUND FLOOR

| | |
|----------------|-----------------|
| Kitchen/Dining | 4910mm x 4037mm |
| Snug | 4605mm x 2972mm |
| Lounge | 5922mm x 3896mm |
| Cloaks | 1985mm x 926mm |
| Hall | 2235mm x 1031mm |
| Study | 2772mm x 2276mm |
| Utility | 2046mm x 1985mm |

FIRST FLOOR

| | |
|-----------|-----------------|
| Bedroom 1 | 4375mm x 2993mm |
| Ensuite | 1925mm x 1491mm |
| Bedroom 1 | 3340mm x 2993mm |
| Bedroom 2 | 3896mm x 2840mm |
| Bedroom 4 | 3360mm x 2840mm |
| Bathroom | 2993mm x 2191mm |

All sizes are indicative room sizes

SITE PLAN



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