

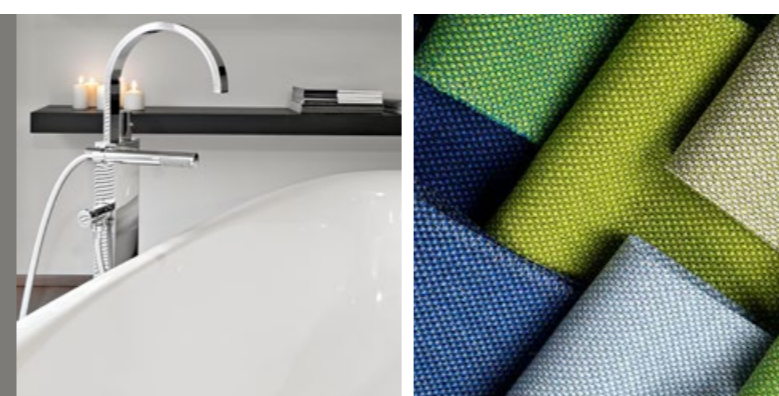


# ALFRETON

4 BEDROOM DETACHED HOMES

LOTS 20 & 22

## PLOTS 20 & 22



## 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
- 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

### Internal Specification

- Choice of Design led Porcelanosa ceramic wall and floor tiles for Bathroom, Ensuites and Cloakroom
- 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 tiles
- Elegant deepflow UPVC guttering
- Located of an exclusive landscaped drive
- 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	3590mm x 3037mm
Dining/Snug	5000mm x 4010mm
Lounge	4010mm x 3825mm
Cloaks	1925mm x 926mm
Hall	4500mm x 1225mm
Utility	1925mm x 1676mm

### FIRST FLOOR

Bedroom 1	3825mm x 2995mm
Ensuite	2810mm x 926mm
Bedroom 2	4010mm x 3700mm
Bedroom 3	3963mm x 3128mm
Bedroom 4	3128mm x 2948mm
Bathroom	3037mm x 1626mm

*All sizes are indicative room sizes*

# SITE PLAN



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