

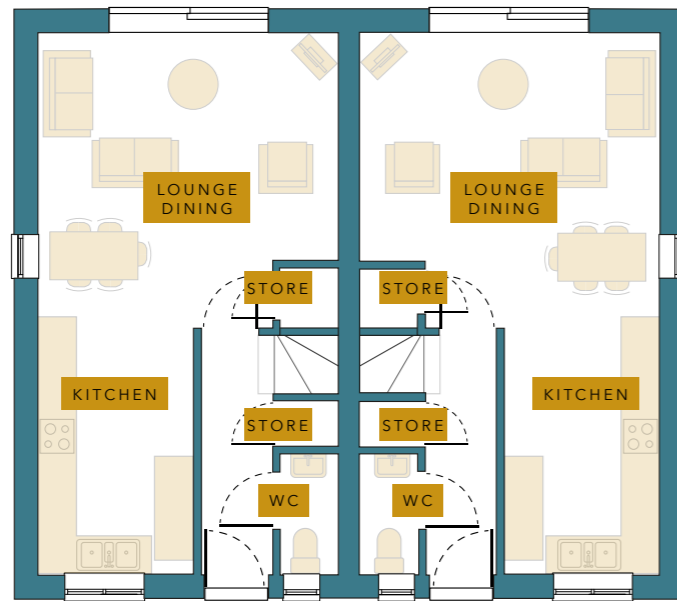


# ALFRETON

3 BEDROOM SEMI-DETACHED HOMES

PLOTS 23, 24, 25 & 26

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Plots 23 & 25

Plots 24 & 26



## DIMENSIONS

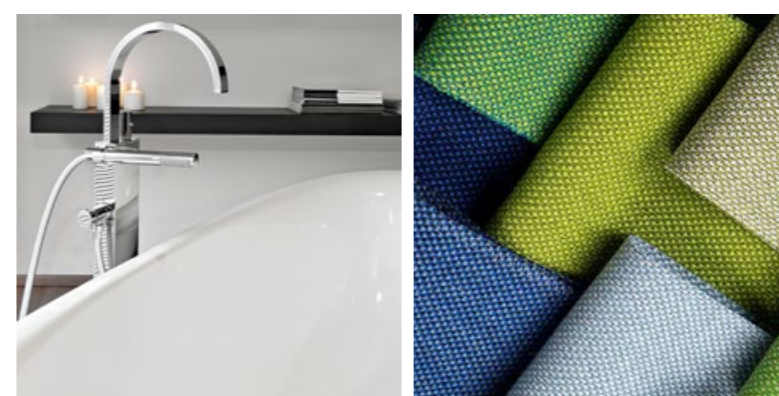
### GROUND FLOOR

Kitchen	3725mm x 2425mm
Lounge/Dining	4667mm x 4540mm
Cloaks	1895mm x 925mm
Hall	3725mm x 1138mm

### FIRST FLOOR

Bedroom 1	4667mm x 2531mm
Bedroom 2	3975mm x 2525mm
Bedroom 3	2710mm x 2053mm
Bathroom	2426mm x 1775mm

All sizes are indicative room sizes



## SPECIFICATION

### Kitchen

- Choice of Luxurious fitted kitchens, crafted to become the heart of your home
- Neff Stainless steel electric oven
- Neff Stainless steel gas hob
- Neff Stainless steel canopy hood
- Choice of Design led Porcelanosa ceramic wall tiles

### Plumbing

- A rated gas fired Ideal Logic boiler and central heating
- Contemporary sanitary ware - White finish
- Chrome taps & fittings
- Plumbing & space for washing machine
- Chrome heated Towel rails to Bathroom
- Chrome thermostatic mixer shower over bath
- Iconic Express over Bath Glass shower screens to baths
- Outside Tap

### Electrical

- Smoke detectors
- Doorbell
- Contemporary style outside light
- TV point to living area
- Shaver points in bathroom
- Wired Intruder alarm System
- BT Fibre connection

### Internal Specification

- Choice of Design led Porcelanosa ceramic wall tiles for bathrooms and Kitchens
- 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
- Elegant deep flow UPVC guttering
- Located off an exclusive landscaped drive
- Block paved private access roads
- 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

# SITE PLAN



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