



ALFRETON

3 BEDROOM SEMI-DETACHED HOMES

PLOTS 3, 10, 13 & 34

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Opposite for Plot 34

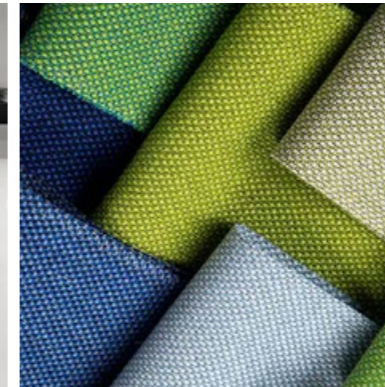
GROUND FLOOR

Kitchen/Dining	3785mm x 3215mm
Living Room	4391mm x 3785mm
Cloaks	1625mm x 1168mm
Hall	1625mm x 1600mm

FIRST FLOOR

Bedroom 1	3785mm x 3476mm
Ensuite	2126mm x 1513mm
Bedroom 2	3929mm x 2649mm
Bedroom 3	3215mm x 2649mm
Bathroom	3085mm x 1826mm

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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HOMES

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