

Hall Farm

Flagshaw Lane, Kirk Langley, Derbyshire, DE6 4NH

Barn Conversion Plots

Warranty

- 6 year structural warranty

Externals

- Timber front entrance door with locking system
- Lockable timber windows and French doors
- Block paved parking spaces and parking barn
- Slabbed pathways and patio area
- Lawn to rear gardens
- Outside tap and power supply
- Garage with power supply and loft storage

Internal Finish

- Oak finished internal doors with brushed chrome furniture
- Staircases with oak balustrade, handrails and newel posts
- 7" skirting with architraves finished in Satin White
- Walls and ceilings finished in emulsion from our standard choices
- Thermostatic heating controls and central heating boiler with separate hot water tank to all four and five bedroom homes, and combination boiler to 2 & 3 bedroom homes
- Underfloor heating to ground floor
- Feature log burner fire to living room available from our Chevin range

Kitchens

- Kitchen units with soft close doors and under unit lighting available from our standard choices
- Granite worktops and upstands with 1.5 bowl under mount sink
- Integrated double oven, 5 burner induction hob with extractor hood and granite splashback (four burner induction hob to Flagshaw Lodge)
- Integrated dishwasher and fridge freezer
- Wine cooler
- Integrated boiling and filtered water tap
- Integrated microwave
- Utility with sink, plumbing and power supply for two appliances (where provided)



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Contact us

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AEG **BLANCO** **BRISTAN** **CAMARO** **GEMINI** **Ideal** **Symphony**

DISCLAIMER

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*Please ask our sales adviser for details of the treatments specified for individual plots. All images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.

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Bathrooms & Ensuites

- White sanitary ware with storage and half height tiling behind
- Basin with storage and Monobloc tap
- Thermostatic shower controls to bathroom in all two, four and five bedroom homes
- Electric shower controls to bathroom in three bedroom homes
- Dual thermostatic shower with fixed rain shower and hand spray to master bedroom ensuite (where applicable)
- Full height tiling to bath area, available from our standard choices
- Electric underfloor heating to first floor wet rooms
- Shaver point
- Heated towel rail

Electrical

- Integrated Intruder alarms
- Brushed chrome finish power sockets and light switches
- USB socket connections in kitchen, living, dining rooms and master bedroom
- Ceiling recessed spotlights to entrance porches, hallways, wet rooms and kitchen
- Spotlights with dimmer switch to living room and ensuite bedrooms
- TV points in living room, kitchen and all bedrooms
- BT points in hallway, living room, study and master bedroom
- Outside lights adjacent to all external doorways
- TV aerial
- Light and power to loft space

All Flooring included and available from The Chevin range.

- Carpet or wood strip flooring to kitchen and hallway
- Ceramic floor tiles to cloakroom, bathroom and ensuites
- Carpet to all other rooms



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