



## **Sales Specification – Castle Fields, Nottingham Road, Codnor, DE5 9RH**

### Warranty

10 Year Premier Guarantee Structural Warranty

### Externals

Composite Front entrance door with multipoint locking system  
Lockable uPVC Windows and French doors  
Block Paved driveway with low level lighting  
Slabbed pathways and patio area  
Turfed rear gardens  
Outside Tap & Power Supply

### Internal Finish

Oak panelled internal doors with brushed chrome furniture  
7" Skirting and Architraves  
Woodwork finished in Satin White  
Walls finished in Magnolia Emulsion & ceilings in White Emulsion  
Coving to Hallway, Living Room, & Master Bedroom  
Gas fire and feature surround to Living Room, available from our standard choices.

### Kitchens

(Units, granite and splashbacks, available from our standard choices)

Kitchen units with soft close doors and under unit lighting  
Granite worktops and upstands with 1.5 bowl undermount sink  
Double Oven & 5 burner gas hob with stainless Steel Extractor Hood and glass splashback  
Integrated Dishwasher & Fridge Freezer

### Utility

Plumbing and power supply for two appliances

### Bathrooms

White Sanitaryware with half height tiling behind  
Basin with Monobloc Tap & shaver Point  
Electric shower above bath with shower screen  
Full height tiling to bath area, available from our standard choices.  
Underfloor Heating & Heated Towel Rail



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### Ensuite

White Sanitaryware with half height tiling behind  
Basin with Monobloc Tap & shaver Point  
Thermostatic shower control  
Full height tiling to shower area, available from our standard choices.  
Underfloor Heating & Heated Towel Rail

### Plumbing

Thermostatic heating controls  
Combination Central Heating Boiler

### Electrical

Integrated Intruder Alarms  
Integrated Audio System to link Living, Kitchen, Master Bedroom & Ensuite.  
Chrome finished power Sockets and Light switches  
Ceiling Recessed Spotlights to wetrooms & kitchens  
TV Points in Living, Kitchen & all Bedroom  
BT Points in Hallway, Living & Bedroom 1  
Recessed Spotlights to entrance porches  
Outside lights adjacent to all other external doorways  
TV aerial  
Garage door with electrical operation

All Flooring included, available from our standard choices.

Carpet, or wood strip flooring to Kitchen & Hallway  
Ceramic floor tiles to Cloakroom, Bathroom & En-suite  
Carpet to all other rooms