



**New Homes Specification – Blenheim Mews, Blenheim Drive, Allestree,
Derby, DE22 2LD**

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 (where appropriate)
Slabbed pathways and patio area
Turfed rear gardens
Outside Tap & Power Supply

Internal Finish

Oak finished internal doors with brushed chrome furniture
7" Skirting with Architraves
Woodwork finished in Satin White
Walls & Ceilings finished in Emulsion in either Magnolia, Wimborne, Skimming Stone or White
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 induction hob with extractor hood and glass splashback
Integrated Dishwasher & Fridge Freezer
Plumbing and power supply for Washing Machine (Plots 1 – 4)
Utility Store with Plumbing and power supply for two appliances (Plot 5 only)

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
Chrome finished power Sockets and Light switches
Ceiling Recessed Spotlights to entrance porches, hallways, wetrooms & kitchen
TV Points in Living, Kitchen & all Bedroom
BT Points in Hallway, Living & Bedroom 1
Outside lights adjacent to all other external doorways
TV aerial
Power & Light to Loft Space
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