



## **New Home Specification: The Grange, Ingleby Avenue, Derby, DE23 8DL**

### Warranty

10 Year Premier Guarantee Structural Warranty actual

### Externals

Composite Front entrance door with multipoint locking system  
Lockable uPVC Windows and French doors  
Tarmac driveway with block paved edging & low level lighting (where appropriate)  
Slabbed pathways and patio area  
Turfed rear gardens and frontages (where appropriate)  
Outside Tap

### 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

### 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  
Single Oven & 4 burner gas hob with extractor hood and glass splashback (Houses)  
Double Oven & 5 burner induction hob with extractor hood and glass splashback (Bungalows)  
Integrated Fridge Freezer & Dishwasher  
Plumbing and power supply for Washing Machine (Houses)

### Bungalows only

Gas fire & feature surround to Living Room, available from our standard choices  
Coving to Hallway, Living Room, & Master Bedroom  
Half height tiling behind Sanitaryware & underfloor heating to bathroom & ensuite  
Utility Store with Plumbing and power supply for two appliances (Plots 11 – 14)  
Utility Store with Plumbing and power supply for appliance (Plots 7– 8)



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### Bathrooms

White Sanitaryware  
Monobloc Tap with tiled splashback to basin & shaver point  
Electric shower above bath with shower screen (Thermostatic shower to Hawksmoor only)  
Full height tiling to bath area, available from our standard choices.  
Heated Towel Rail

### Ensuite (where applicable)

White Sanitaryware  
Monobloc Tap with tiled splashback to basin & shaver Point  
Thermostatic shower control  
Full height tiling to shower area, available from our standard choices.  
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 Living, Bedroom 1 & Kitchen or Hallway (where appropriate)  
Outside lights adjacent to all other external doorways  
Power supply to loft Space  
Garage door with electrical operation (Plots 11 – 14 only)

All Flooring included, available from our standard choices.

### Houses

Vinyl flooring to Kitchen, Cloakroom, Bathroom & En-suite  
Carpet to all other rooms

### Bungalows

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