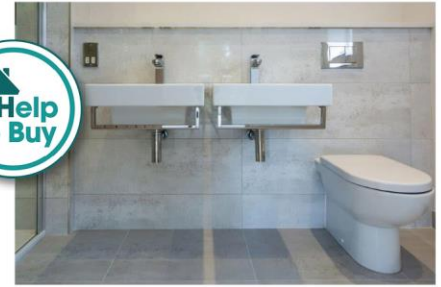


New Home Specification

Hackney Grange, Old Hackney Lane, Matlock, Derbyshire, DE4 2QJ



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

- Underfloor heating to ground floor
- Oak finished internal doors with brushed chrome furniture
- Staircases with oak balustrade, handrails & newel posts
- Coving to hallway, landings, living room & master bedroom
- 7" skirting with architraves finished in satin white
- Walls & ceilings finished in emulsion from the Chevin range
- Thermostatic heating controls & central heating boiler with separate hot water tank to 4 & 5 bedroom homes. Combination boiler to 3 bedroom homes
- Gas or electric fire and feature surround to Living Room, available from the Chevin range

Kitchens

- Kitchen units, granite worktops and splashbacks, available from the Chevin range
- Kitchen units with soft close doors and under unit lighting
- Granite worktops and upstands with 1.5 bowl undermount sink
- Integrated double oven
- 4 burner induction hob with extractor hood and glass splashback
- Integrated dishwasher & fridge freezer



Contact us

Chevin Homes Limited | 44 Friar Gate, Derby | DE1 1DA

Tel: 01332 366873 E-mail: info@chevinhomes.com

AEG **BLANCO** **BRISTAN** **CAMARO** **G·E·M·I·N·I** **Ideal** **Symphony**

DISCLAIMER

All images used are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. The specifications of houses are correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at a development*. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

*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.

To four and five bedroom homes

- 5 burner induction hob with extractor hood and glass splashback
- Integrated water boiling & filtered tap
- Integrated Microwave
- Utility with plumbing and power supply for appliance
- Wine cooler

Bathrooms & Ensuites

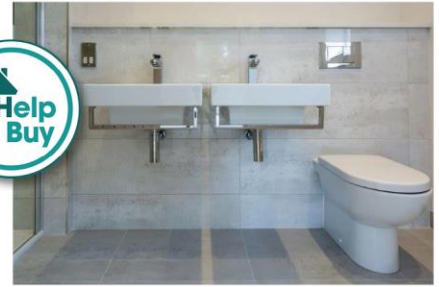
- White sanitary ware with half height tiling behind
- Basin with storage and Monobloc tap
- Thermostatic shower controls
- Electric showers to bathrooms of all three bedroom houses
- Dual shower with fixed rain shower and hand spray to master bedroom ensuite
- Full height tiling to bath area, available from the Chevin range.
- Electric underfloor heating & heated towel rail
- Shaver point

Electrical

- Integrated Intruder alarms
- Chrome finished power sockets and light switches
- Ceiling recessed spotlights to hallways, wet rooms & kitchens
- Spotlights with dimmer switch to master bedrooms
- TV Points in living room, kitchen & all bedrooms
- BT Points in hallway, living room, study & bedroom 1
- Outside lights adjacent to all external doorways
- TV aerial
- Light and power to loft space
- Garage to specific plots with power supply and door with electrical operation

All Flooring included, available from the Chevin range.

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



Contact us

Chevin Homes Limited | 44 Friar Gate, Derby | DE1 1DA

Tel: 01332 366873 E-mail: info@chevinhomes.com

AEG **BLANCO** **BRISTAN** **CAMARO** **G·E·M·I·N·I** **Ideal** **Symphony**

DISCLAIMER

All images used are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. The specifications of houses are correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at a development*. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

*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.