

Brookside Farm Frog Lane, Breadsall Village

Lilly Cottage and Church View

Warranty

- 10 year Premier Guarantee structural warranty

Externals

- Front entrance door with locking system
- Lockable windows and patio doors / bi-fold doors
- Slabbed pathways and patio area
- Lawn to rear gardens
- Outside tap and power supply
- Gravel driveways

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 Chevin range
- Thermostatic heating controls and system central heating boiler and hot water tank
- Underfloor heating to ground floor
- Feature fireplace to living room available from the Chevin range of choices

Kitchens

- Kitchen units with soft close doors and under unit lighting available from the Chevin range of choices
- Granite worktops and upstands with 1.5 bowl under mount sink
- Integrated oven and induction hob with extractor hood and splashback
- Integrated dishwasher and fridge freezer
- Wine cooler and integrated microwave
- Integrated boiling and filtered water tap
- Plumbing for a washing machine



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Contact us

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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.

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Bathrooms & Ensuites

- White sanitary ware with storage and half height tiling behind
- Basin with storage and Monobloc tap
- Dual thermostatic shower with fixed rain shower and hand spray to master bedroom en-suite
- Full height tiling to bath area, available from the Chevin range of choices
- Electric underfloor heating to first floor bathroom and en-suite
- Shaver point
- Heated towel rail

Electrical

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

All flooring included and available from our Chevin range

- Carpet or wood effect flooring to kitchen and hallway
- Ceramic floor tiles to cloakroom, bathroom and en-suites
- Carpet to all other rooms



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