

The Sycamores Wirksworth Road Duffield DE56 4AQ

Warranty

- 10 year Premier Guarantee structural warranty

Externals

- Composite front entrance door with multipoint locking system
- Lockable uPVC windows and Bi-fold doors
- Block paved driveway with low level lighting
- Slabbed pathways and patio area
- Turfed rear garden
- Outside tap
- Outside power supply

Internal Finish

- Underfloor heating to ground floor
- Oak finished internal doors with brushed chrome furniture
- Staircase with oak balustrade, handrail & newel posts
- Coving to hallway, landing, 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
- Gas or electric fire and feature surround to living room available from the Chevin range

Kitchen

- Kitchen units, granite worktops and splashbacks, available from the Chevin range
- Integrated double oven and microwave, fridge freezer and dishwasher available from the Chevin range
- 5 burner induction hob with extractor hood and glass or granite splashback
- Integrated boiling water & filtered tap
- Wine cooler
- Utility with plumbing and power supply for two appliances

Contact us

Chevin Homes (Ashbourne) 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**



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.

Bathroom & Ensuites

- White sanitary ware with half height tiling behind
- Basin with storage and Mono bloc tap
- Thermostatic shower controls
- Dual shower with fixed rain head and hand spray to master bedroom en-suite
- Full height tiling to bath area, available from the Chevin range
- Electric underfloor heating & heated towel rail
- Shaver point



Electrical

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



All Flooring included (available from the Chevin range)

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



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