

Leafields Farm Hadley Street, Yoxall

Plot 2, Plot 3 and Plot 4

Warranty

- 6 year architects certificate

Externals

- Timber front entrance door with locking system
- Lockable timber windows and French doors
- Gravel driveway
- Slabbed pathways and patio area
- Lawn to rear gardens
- Outside tap and power supply

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 the Chevin range
- Thermostatic heating controls and central heating boiler with separate hot water tank to Plot 4
- Combination boiler to Plot 2 and Plot 3
- Feature fireplace to the living room available from our Chevin range

Kitchens

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



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Contact us

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AEG **BLANCO** **BRISTAN** **CAMARO** **GEMINI** **Ideal** **Symphony**

DISCLAIMER

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Bathrooms & En-suites

- White sanitary ware with storage and half height tiling behind
- Basin with storage and Monobloc tap
- Thermostatic shower controls to bathroom
- Dual thermostatic shower with fixed rain shower and hand spray to master bedroom en-suite (where applicable)
- Full height tiling to bath area, available from our Chevin range
- Electric underfloor heating to bathrooms / 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, dining rooms and master bedroom
- Ceiling recessed spotlights to entrance porches, hallways, wet rooms 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, study where applicable and master bedroom
- Outside lights adjacent to all external doorways
- TV aerial
- Light and power to loft space (where applicable)

All Flooring included and available from The 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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