



Chevin Close, Broadway, Duffield, Derbyshire Specification

Externals

- Timber front entrance door with multipoint locking system
- Lockable aluminium windows in black and Bi-fold or sliding doors with level thresholds
- Block paved driveway in frontage
- Electrically operated gates with phone operation and camera
- Pathways connecting all external doors
- Sectional composite garage door to double garage with painted walls and floor
- Swimming pool within paved patio area leading to lawned rear garden
- Outside tap and power supply

Internal Finish

- Contemporary black or white internal doors and glazed doors to reception rooms
- Brushed chrome furniture
- Feature staircase with glazed balustrades
- 10" skirting with architraves finished in satin white
- Walls finished in emulsion from the Chevin range
- Ceilings to be white emulsion and woodwork to be painted in white satin gloss
- Fitted Wardrobes to Master Bedroom with lighting
- Underfloor heating to Living Room & Kitchen / Family area
- Feature fire and surround to living room and dining area available from the Chevin range (from Robeys)

Kitchen

- Kitchen units, granite worktops and splashbacks, available from the Chevin range
- Integrated branded double oven and microwave, warming draw and dishwasher available from the Chevin range (Neff, AEG or similar)
- American style fridge freezer with ice maker and cold water function
- 5 burner induction hob with extractor hood (Neff, AEG or similar) and glass or granite splashback
- Integrated boiling tap
- Independent under-unit Lighting
- Bar area with wine cooler and coffee machine
- Utility with sink, heater towel rail, plumbing and power supply for two appliances and recycling drawers

44 Friar Gate, Derby, DE1 1DA

T: 01332 366873 F: 01332 366874 E: info@chevinhomes.com www.chevinhomes.com

Company Registration Number: 11683933

Chevin Homes (Derby) Ltd. Directors: J.D. Cokayne BA (Hons) MRICS J.D. Fearnough MNAEA D.P. Stack



Bathroom & Ensuites

- White sanitaryware (Cross water or Duravit brand) with wall hung vanity units to all bathrooms
- Double sink vanity units to Master Ensuite
- Full height tiling to all primary walls from Chevin / Gemini Range Brochure
- Thermostatic dual shower with fixed rain head and hand spray to en-suites
- Full height tiling to bath area, from the Chevin Range
- Electric underfloor heating
- Heated towel rail
- Shaver point

Electrical

- Integrated Intruder alarm and CCTV to house and garage
- Matt black finished power sockets and light switches to house
- USB points to all bedrooms, study and kitchen
- Black or white ceiling recessed spot lights to hallway, wet rooms & kitchen
- Spot light switch dimmer switch to all rooms
- TV / Data points in living room, family area, study & all bedrooms
- BT Points in main hub area, hallway & study
- Outside lights adjacent to all external doorways
- TV aerial
- Light and power to loft space and garage
- Electrical operation to garage door
- Recessed Patio Lighting
- Thermostatic heating controls & central heating boiler with separate hot water tank

Pool Room

- Fitted out with power and lighting with sliding doors

All Flooring included (available from the Chevin range)

- Carpet or straight lay wood effect flooring to kitchen/dining/family area, hallway & cloakroom
- Ceramic floor tiles to bathroom & ensuite from Chevin Range
- Carpet to all other rooms

44 Friar Gate, Derby, DE1 1DA

T: 01332 366873 F: 01332 366874 E: info@chevinhomes.com www.chevinhomes.com

Company Registration Number: 11683933

Chevin Homes (Derby) Ltd. Directors: J.D. Cokayne BA (Hons) MRICS J.D. Fearnough MNAEA D.P. Stack