



## **Broadway House, Broadway, Duffield, Derbyshire Specification**

### Externals

- Composite front entrance door with multipoint locking system
- Lockable aluminium windows in black and Bi-fold or sliding doors with level thresholds
- Block paved driveway to frontage
- Electrically operated gates with phone operation and camera
- Pathways connecting all external doors
- Sectional composite garage doors to triple garages
- Patio area leading down to lawned rear garden
- Outside tap & power supply
- Balcony to Master Bedroom with glass and black metal balustrade

### Internal Finish

- Underfloor heating throughout
- Contemporary black or white internal doors and glazed doors to reception rooms
- Brushed chrome furniture
- Feature staircase with oak handrails and newel posts with glazed balustrades
- Coving to hallway, landing & habitable rooms
- 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 and lighting
- Feature fire and surround to living room & hallway 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 Island and 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

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#### 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 Chevin Range
- 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, games room & 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

#### 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

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