

## **Chevin Close, Broadway, Duffield, Derbyshire Specification**

### Externals

- Aluminium and glass front entrance door with multipoint locking system
- Lockable aluminium windows in black, 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
- Heated swimming pool within paved patio area leading to lawned rear garden
- Outside tap and power supply

### Internal Finish

- Contemporary internal doors and glazed doors to reception rooms, study and lounge
- Brushed brass furniture
- Feature staircase with iron balustrades
- 6" skirting with architraves Ovolo style 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 and family area
- Feature fire and surround to living room and dining area

### Kitchen

- Kitchen units, granite worktops and splashbacks, available from the Chevin range
- Integrated branded oven and combination microwave oven, warming drawer and dishwasher (Siemens)
- American style fridge freezer with ice maker and cold water function
- 5 burner induction hob with extractor hood (Siemens)
- Integrated boiling Quooker tap
- Independent under cupboard lighting
- Bar area with wine cooler
- Bootility with sink, heated towel rail, plumbing and power supply for two appliances

## Bathroom& Ensuites

- White sanitaryware (Crosswater brand) with wall hung vanity units to all bathrooms
- Double sink vanity units to Master Ensuite
- Full height tiling to all primary walls
- Thermostatic dual shower with fixed rain head and hand spray to master en-suite and main family bathroom
- Full height tiling to bath area, from the Chevin Range
- Electric underfloor heating
- Heated towel rail
- Shaver point and fitted mirrors

## 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
- White ceiling recessed spot lights to wet rooms and kitchen with feature wall lights to hallway
- 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

## All Flooring included (available from the Chevin range)

- Carpet or Karndean straight lay wood effect flooring to kitchen/dining/family area, hallway and cloakroom
- Ceramic floor tiles to bathroom and en-suite