



Church Farm Road, off Peasehill Road,  
Ripley Derbyshire.



# Church Farm

## Specification for 3 Bed Homes

- Sealed unit double-glazed uPVC windows.
- Gas central heating.
- Colonist internal doors.
- White electrical fittings
- Intruder alarms.
- Chrome door furniture
- Cavity wall insulation

### **Kitchen**

Appliances	Stainless steel oven, hob and chimney cooker hood.
Units	Kitchen units, choice from our sample range.
Sink & Taps	Monobloc mixer tap with one & a half bowl, single drainer sink.
Worktops	Worktops, choice from our sample range.
Ceramic wall tiling	Three courses above the worktop and to the cooker space.

### **Cloakroom**

Fittings	Chromium plated taps.
Ceramic wall tiling	Splash back.

### **Bathroom**

Fittings	Chromium plated taps, light and shaver point.
Ceramic wall tiling	Splash back to bath and vanity unit/sink.

### **En-suite**

Fittings	Chromium plated taps, light and shaver point. Shower in cubicle.
Ceramic wall tiling	Splash back, except to the shower cubicle which is full height.

### **Exterior**

Garden	Front garden is turfed.
Patio	Slabbed patio area.
Boundary line	Screen fence as shown on the site plan. Intermediate boundaries are fenced with 6' x 6' wooden fence panels.



Church Farm Road, off Peasehill Road,  
Ripley Derbyshire.



# Church Farm

## Specification for 4 & 5 Bed Homes

- Sealed unit double-glazed uPVC windows.
- Intruder alarms.
- Cavity wall insulation
- Chrome door furniture
- Brick garage with block paved driveway.
- Gas central heating, room sealed wall mounted boiler.
- White electrical fittings

### **Kitchen**

Appliances	Stainless steel oven, hob, chimney cooker hood & integrated fridge freezer.
Units	Kitchen units, choice from our sample range.
Sink & Taps	Monobloc mixer tap with one & a half bowl, single drainer sink. Choice from our sample range.
Worktops	Worktops, choice from our sample range.
Ceramic wall tiling	Three courses above the worktop and to the cooker space.

### **Utility**

Units	Kitchen units, choice from our sample range.
Sink and taps	Monobloc mixer tap with single bowl, single drainer sink. Choice from our sample range.
Ceramic wall tiling	Splash back to the sink unit.
Plumbing	Plumbing and an electrical point are included for a washing machine.

### **Cloakroom**

Fittings	Chromium plated taps.
Ceramic wall tiling	Splash back.

### **Bathroom**

Fittings	Chromium plated taps, light and shaver point.
Ceramic wall tiling	Splash back to bath and vanity unit/sink.

### **En-suite**

Fittings	Chromium plated taps, light and shaver point. Shower in cubicle.
Ceramic wall tiling	Splash back, except to the shower cubicle which is full height.

### **Exterior**

Garden	Front gardens are turfed.
Patio	Slabbed patio area.
Boundary line	Screen fence as shown on the site plan. Intermediate boundaries are fenced with 6' x 6' wooden fence panels.

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As part of a policy of continual development the company reserves the right to revise the plans and specification without prior notice.