



Church Farm, Off Peasehill Road,  
Ripley, Derbyshire, DE5 3TJ



Church Farm

## Specification for 3 beds

- Energy Efficient - Cavity wall, floor & loft insulation, double glazed windows, low energy light fittings mean lower fuel bills.
- Warranty - 10 Year NHBC Warranty runs from the day you purchase your property.
- Safety - Intruder alarms, smoke detectors, multi point door locks & window locks.
- Customise Your Home - We carry out modifications that most other builders won't.

### **Kitchen**

Integrated appliances include stainless steel single oven, hob, hood and fridge freezer.  
Choice of units, handles, worktops and upstand from our range.  
Mixer tap with one and a half bowl sink.  
Stainless steel splashback to hob.  
Under wall unit lighting.

### **Utility (Plot Specific)**

Choice of units, handles, worktops and upstand from our range.  
Monobloc mixer tap with single bowl sink.  
Both plumbing and electrics are included for a future washing machine and dryer (plot specific).

### **Cloakroom**

Chrome plated mixer tap.  
Tiled splashback to sink.

### **Bathroom**

Chrome plated mixer tap.  
Shaver point and shower over the bath.  
Tiled splashback to sink and full height round bath.

### **En-suite**

Chrome plated mixer tap.  
Shaver point.  
Tiled splashback to sink and full height round shower.

### **Exterior**

Front & rear gardens are turfed. Slabbed patio area to rear and side  
6' x 6' boundary screen wooden fence panels.