



The Willows, Leabrooks

Mason Way, Leabrooks, Derbyshire DE55 1NB

Specification

- Energy Efficiency - Insulation for cavity walls & loft, double glazed windows, low energy light fittings, energy efficient heating systems.
- Safety - Intruder alarms, smoke detectors, multipoint door locks & window locks, front outside light.

Kitchen

A range of units, handles, worktops with upstand, and stainless steel splashback.

1.5 bowl sink with chrome monobloc mixer tap.

Appliances include stainless steel single oven (integrated), 4 ring gas hob, extractor hood and fridge freezer (integrated).

Plumbing and electrics are included for future dishwasher.

Ceiling spotlights and under wall unit lighting as standard.

Utility (house type specific)

A range of units, handles, worktops with upstand.

Single bowl sink with chrome monobloc mixer tap.

Plumbing and electrics are included for a future washing machine and dryer. (In house types without a utility, plumbing and electrics are included for future laundry appliance elsewhere in the property.)

Cloakroom

Close coupled toilet by Ideal Standard.

Pedestal sink with chrome mixer tap, by Ideal Standard.

A range of tiles as splashback to sink.

Bathroom

Close coupled toilet by Ideal Standard.

Pedestal sink with chrome mixer tap, by Ideal Standard.

Bath with shower and shower screen.

A range of tiles as splashback to sink and full to bath.

Shaver point.

En-Suite (house type specific)

Close coupled toilet by Ideal Standard.

Pedestal sink with chrome mixer tap, by Ideal Standard.

Shower with screen.

A range of tiles as splashback to sink and full to shower.

Shaver point.

Exterior

Turfing to the front and rear gardens.

Slabbed patio area to the rear.

6' x 6' boundary screen wooden fence panels and side gate.

Block paved driveway with side path.