FLAGSHAW PASTURES

KIRK LANGLEY

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Flagshaw Pastures, Kirk Langley

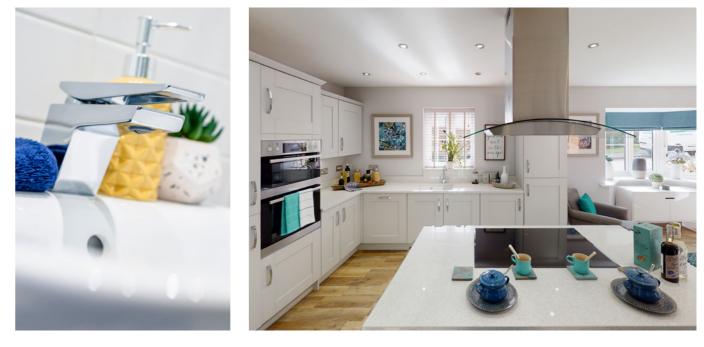
To book an appointment with a member of our team simply call us on 01332 492135 or email flagshawpastures@peverilhomes.co.uk







Specification







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Specification	3 Bed	4 Bed	5 Bed
Kitchen			
Choice of professionally designed contemporary styled fitted kitchens*	Ø	•	Ø
Soft close drawers and doors	Ø	0	Ø
Square or rounded edged 40mm laminate and premium stylish work tops in a wide range of colours and designs*	ø	0	ø
30mm premium Granite/Quartz worktop in a wide range of colours & designs* (excludes Shardlow)			Ø
Co-ordinating work top upstand	Ø	Ø	Ø
Caple Leeti undermount granite 1 ½ bowl kitchen sink in choice of colours* (Bradbourne & Dalbury only)			Ø
Caple Canis 1 1/2 bowl kitchen sink in choice of colours with matching drainer*	0	0	
Aspen Chrome mixer tap ASP53 (Bradbourne & Dalbury only)			Ø
Aspen Chrome mixer tap ASP52	0	0	0
AEG built in double fan oven	0	0	0
AEG 5 burner gas 750 hob	0	0	Ø
AEG 5 place induction 750 hob (Bradbourne only)			Ø
Stainless steel chimney extractor with glass canopy	0	0	Ø
Pewter glass cooker splashback (excluding Ingleby)	Ø	Ø	0
Zanussi fully integrated fridge/freezer (Repton, Shardlow & bungalows only)	Ø		0
Zanussi fully integrated fridge with separate integrated freezer		0	0
Zanussi fully integrated 13 place dishwasher	0	0	Ø
Caple wine cooler (Bradbourne & Dalbury only)			Ø
All A+ rated appliances (except cooker hood)	0	Ø	Ø
Bathrooms and Ensuites			
Elegant Roca white sanitary ware	0	0	Ø
Water efficient dual flush toilet	0	0	Ø
Soft close toilet seat	Ø	0	0
Bristan Sail chrome taps	Ø	0	Ø
Bristan capri chrome taps	Ø	0	Ø
Bristan Vertico shower	Ø	0	0
Wide range of Porcelanosa wall tiles*	Ø	•	0
Mira glass shower screen and tray or Mira over bathscreen	Ø	0	Ø
Full height Porcelanosa tiling to shower area*	Ø	•	Ø
Chrome heated towel rail	Ø	0	0
Choice of quality Karndean flooring in a variety of finishes*	Ø	0	Ø
Shaver point	Ø	0	0
Mira Azora electric shower to en-suite 2 (Ingleby, Dalbury & Bradbourne only)		0	Ø
Bedrooms			
Glide & Slide full height soft close wardrobe in a choice of finishes fitted to master bedroom*	0	0	Ø
TV point to master bedroom	Ø	0	Ø

FLAGSHAW PASTURES KIRK LAN Wireless security alarm (Dalbury & Bradbourne only) Mains powered (with battery back up) smoke detectors to hall and lan USB sockets to master bedroom & kitchen USB & BT points to dining room/study (where applicable) USB & BT points to bedroom 5/home office (Bradbourne only) TV point to lounge TV point to master bedroom Dusk to dawn sensor to front porch light and rear light with motion se Under unit lighting to kitchen Recess lighting to kitchen, en-suite and bathroom Brushed chrome switches & sockets throughout (Dalbury & Bradbour

Electrically operated roller shutter garage door (Bradbourne only)

Heating

Electrical

Energy efficient gas central heating throughout Thermostatically controlled radiators to all rooms (except where wall m Programmable control of heating system Underfloor heating to the ground floor (Bradbourne only) Interior Finishes Vicaima almond wood finish doors (with Lena Apollo chrome finish iro Suffolk original oak doors (Dalbury & Bradbourne only) Crown smooth 'Kirkland White' ceilings Crown gloss white woodwork Crown 'Kirkland White' walls Karndean flooring in a choice of finishes to all wet areas including kitch Turned newels and spindles, oak handrails and oak acorns, with newe **Exterior Finishes** Landscaped front garden (where applicable) Outside tap 1800 high close board boundary fencing (where applicable) White double glazed PVCu windows White double glazed PVCu French doors to patio (where layout permit **PVCu** gutters Multi point door locking system to front and rear doors Up and over steel garage door (where applicable) Spy hole to front door

Paving buff riven slabs to patio area

Peace of Mind

Each home will be independently surveyed during construction by the certificate on completion of each home

NGLEY	3 Bed	4 Bed	5 Bed	
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rne only)			0	
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nounted thermostat is fitted)	0	0	Ø	
	0	0	Ø	
			Ø	
onmongery on rose plate)	0	0	Ø	
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	ø	ø	Ø	
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chen, utility, WC, bathroom and ensuite*	0	0	Ø	
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e LABC, who will issue their 10 year warranty	0	Ø	Ø	

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