



The Pines

BREASTON



Willmark
Limited 

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NEW HOME SPECIFICATION



External Finish

LABC 10 year warranty
Ibstock commercial red/warwick olde English and white render
Solid blockwork construction to the majority of ground, first and second floor walls
Marley Ashmores roof tiles
Composite front door
uPVC rear door
uPVC double glazed windows
uPVC double glazed patio doors
Electrically opened garage doors
Block paved drive to garage
Paved pathway connecting front, rear & patio doors
Turf to front garden
Paved patio area
Turf to rear garden
Individually designed landscaped rear garden
Gates to plot drives
Outside tap
External power socket



Internal Finish

Painted staircase and ballastrading
Internal woodwork painted white gloss
Fitted wardrobe to master bedroom
Panelled internal doors with eggshell finish
4 colour choices for internal walls and doors
Carpets and flooring package



Electrical

Chrome sockets and switches, ground floor.
Spotlights to kitchen, utility, bathrooms, ensuite, hallway and landings
Chrome Dimmer switches to living room, dining room, master bedroom and study lighting.
Switched chrome sockets for table lamps in living room, dining room and master bedroom.
Dimmer switches to bathroom to bathroom and ensuite lighting
Integrated intruder alarm including first year service
Doorbell with push button and chimes fitted
External lights by front, rear and patio doors
Front door with dawn / dusk external light
Smoke alarms fitted to hall and landings
Heat rise alarm to kitchen
Power and light to garage
Outside socket
Socket and light in loft space
Phone points to master bedroom, study and hallway.



Kitchen

Double oven - Neff / Seimens
Integrated F/F - Neff / Seimens
Integrated Dishwasher - Neff / Seimens
Stainless Steel Sinks
Ceramic gas hob - Neff / Seimens
Ceramic floor tiling choice
Choice of worktops Granite or Maia



Utility

Choice of furniture kitchen units
Choice of laminate worktops
Stainless steel sink and drainer
Space with plumbing and electrics for auto washer
Space with electrics for dryer
Double socket above worktop
Double socket at low level



Heating

Underfloor heating to ground floor
Individual programmable room thermostats to ground floor rooms
Heated chrome towel rails to master ensuite
Heated white towel rails to bathroom and other ensuites
Gas, water and space heating to 1st and 2nd floors with 7 day programmer



Cloakrooms

Roca laura c/c WC
Roca laura c/c cistern
Roca laura Basin
Bristan prism basin taps
Wall tiles behind basins
Roca laura soft close seat



Bathrooms

Roca Giralda c/c WC
Roca Giralda cistern
Roca Giralda soft close seat
Roca Giralda basin
Roca Giralda pedestal
Bristan prism mixer taps
County bath 1700 x 700
lakes 800 x 800 low profile shower tray
lakes 800 semi frameless pivot shower door silver/clear
Bristan prism bath pillar taps
Mira element shower
half wall tiling



Ensuite

lakes 1200 x 800 low profile shower tray
lakes semi frameless sliding door silver/clear
Mira element shower
Half wall tiling

PROPERTY MISDESCRIPTION ACT 1991

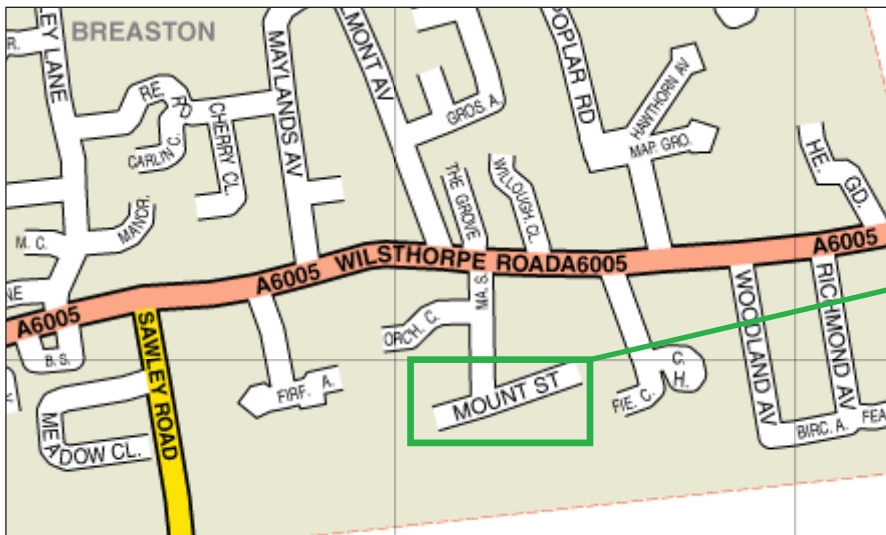
All statements contained in these particulars are believed to be correct but are not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary interested parties should note the following.

1. All dimensions, distances and floor areas are approximate and given for guidance purposes only.
2. None of the statements contained in these particulars or to this property are to be relied on as statements or representation of fact.
3. Any intending purchaser must satisfy themselves as to the correctness of each of the statements or representation of fact.
4. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the sales office or the selling agents who will be pleased to check the information for you.

SITE LAYOUT



www.willmark-homes.co.uk



Doctors

The Surgery 1 Bridge Field, Breaston Derby DE72 3DS 01332 872217

Hospitals

QMC Derby Road, Nottingham NG7 2HH 0115 9249924
DRI London Road, Derby DE1 2QY 01332 340131

Dentists

Breaston Dental Care 15 The Green, Breaston, Derbyshire DE72 3DU

Education

Pre-school

The Long Eaton Pre-School Playgroup The Baptist Church, Station Street, Long Eaton, Nottingham NG10 1GY

Primary

Firfield Primary School Sawley Road, Breaston, Derbyshire DE72 3EF 0115 8494942
The Elms Junior School Derby Road, Long Eaton, Nottingham NG10 4AD

Parklands County Infant and Nursery School Wilsthorpe Campus, Derby Road, Long Eaton, Nottingham NG10 4BJ 0115 9732667

Secondary / Sixth Form

Trent College Derby Road, Long Eaton NG10 4AD 0115 8494949
Wilsthorpe School Wilsthorpe Campus, Derby Road, Long Eaton NG10 4BJ

Universities

University of Nottingham Derby Hall, University Park, Nottingham NG7 2QT 0115 9514371
Nottingham Trent University Burton Street, Nottingham NG1 4BU 0115 9418418
The Open University Clarendon Park, Clumber Avenue, Sherwood Rise, Nottingham NG5 1AH 0115 9625451
Kedleston Road, Derby DE22 1GB 01332 622222

Leisure Centres / Gyms

West Park Leisure Centre Wilsthorpe Road, Long Eaton, Nottingham NG10 4AA 0115 9461400
David Lloyd Riverside Park, Derby DE24 8HY 01332 821300
The Village Brailsford Way, Beeston, Nottingham NG9 6DL 0845 4566399

Leisure Activities

Breadsall Priory Hotel & Country Club Moor Road, Morley, Derby DE7 6DL 01332 836080
Erewash Golf Club Golf Club Road, Stanton by Dale, Ilkeston, Derbyshire DE7 4QR 0115 9323258
Trent Lock Golf Club Centre Lock Lane, Sawley, Nottingham NG10 3DD 0115 9464398
Mac1 Martial Arts & Fitness Centre Elan House, 2 Fletcher Street, Long Eaton NG10 1JU 0115 9461166
Trent Valley Sailing Club Trent Lock, Long Eaton NG10 2FY 0115 9732587
Long Eaton Field Archers 3 Banbury Avenue, Toton, Nottingham NG9 6JT 0115 9176210
Nottingham Rugby/Football Club Ireland Avenue, Beeston, Nottingham NG9 1JD 0115 9254238
Sandiacre Town Cricket Club Longmoor Lane, Sandiacre, Nottingham NG10 5JJ 0115 9497330

Children's Activities

Pirates Play Island 44 Derby Road, Draycott, Derby DE72 3NJ 01332 875000
Cyrils Nut Hut Unit 3 Acton Road, Long Eaton, Nottingham NG10 1FR 0115 9736532
Paint a Pot 115 High Road, Beeston, Nottingham NG9 2LH 0115 9228029

Transport

Nottingham East Midland Airport Castle Donington Derbyshire DE74 2SA 0871 9199000
Trent Buses 5 & 5a to Nottingham/Derby 01773 712265
Train Station Long Eaton Train Station, Tamworth Road, Long Eaton NG10 3GS

Public Houses

The Bulls Head 1 Wilsthorpe Road, Breaston, Derby DE72 3EA 01332 872118
Navigation Inn Risley Lane, Breaston, Derby DE72 3BP 01332 872880
The Chequers Inn 10 Main Street, Breaston, Derby DE72 3DX 01332 872352