

Dob Holes Lane, Smalley, DE7

Asking Price: £275,000 Freehold

- Off plan
- No chain
- Two bedrooms
- Dorma detached bungalow
- Located in the desirable Smalley Village
- Excellent location
- Close to local schools, shops, amenities and transport links

Whitegates are delighted to bring to market the opportunity to purchase this two bedroom Dorma bungalow OFF PLAN in the desirable Smalley Village. In brief this Dorma bungalow will consist of: Entrance hall, lounge dining kitchen, utility room, downstairs WC, two generous bedrooms the master with a ensuite, family bathroom, driveway and garden.

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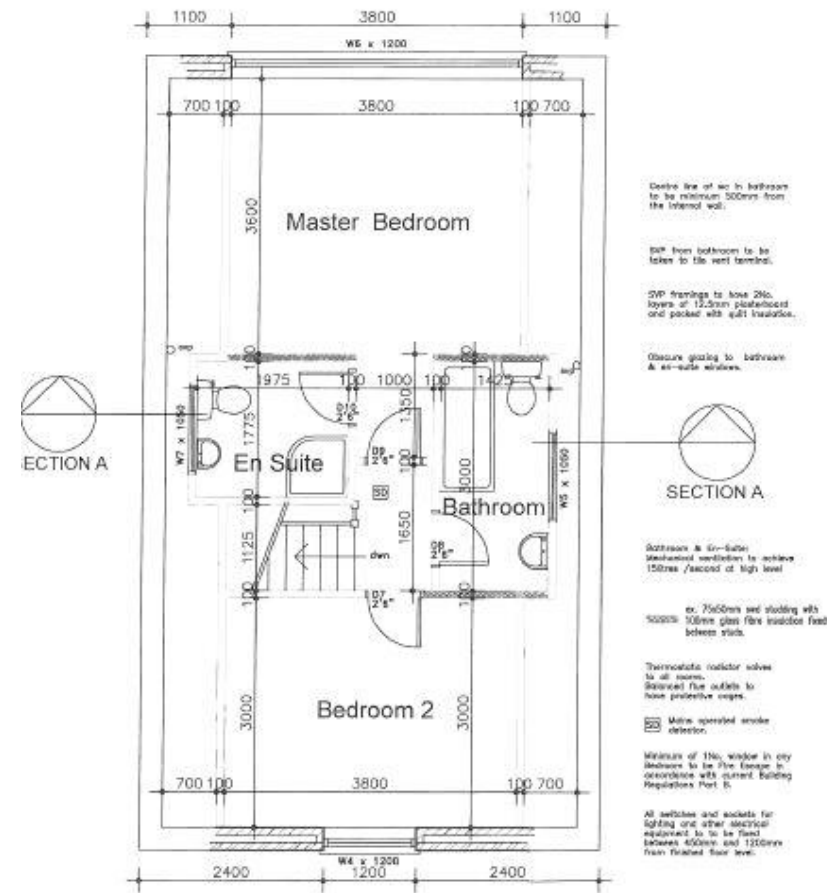


Freehold

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Detail line of air in bedroom to be minimum 500mm from the internal wall.

BSF from bedroom to be taken to the vent terminal.

DVP framings to have 2kg layers of 12.5mm plasterboard and packed with 40mm insulation.

Double glazing to bedrooms & en-suite windows.

Bathroom & En-Suite: Mechanical ventilation to achieve 150mm/sec of air level.

or 7500mm and studding with 50000% 100mm glass fibre insulation fixed between studs.

Thermobatic radiator valves to all rooms. Balanced flow outlets to have protective cages.

Mini operated smoke detector.

Minimum of 1No. window in city elsewhere to be fire escape in accordance with current Building Regulations Part 6.

All switches and sockets for lighting and other services equipped to be fire rated between 600mm and 1200mm from finished floor level.

- The Details
- Entrance Hall
- Lounge
- WC
- Dining Kitchen
- Utility Room
- Landing
- Bedroom 1
- Ensuite
- Bedroom 2
- Bathroom

