

# *The* Beaumont

Coming  
soon with  
2 available

This traditional masonry new build offers a modern living accommodation featuring a natural stone and render finish.



*5 bedrooms with double garage*

- Traditional masonry construction, with insulating blockwork, full-fill cavity with Natural Stone and render finish.
- Super-insulated floors and roof space.
- Underfloor heating to ground floor, radiators to 1st floor with thermostatic valves, and high efficiency gas boiler.
- High performance, triple glazed aluminium clad Rational Aura Plus windows in light grey
- Super width sliding doors to family room.
- Additional French doors on to Patio
- Integrated garage, with overhead door
- Feature entrance hall with full height entrance screen
- Integrated double garage, with overhead door

Super-fast  
broadband provision  
from BT



## Kitchen/Dining

Designer kitchen with soft-close doors and integrated appliances - dishwasher, fridge/freezer, oven, and 5-plate hob.

Island unit with hob/oven and feature extractor hood.

LED downlights, with under-cupboard lighting.

Quality worktops, stainless steel sink with feature mixer tap and upstand tiling.

## Utility

Designer units to match kitchen, single sink and drainer, and space for washer and drier.

Downstairs cloaks/WC, with white suite and splash-back tiling

Excellent links for  
easy commute to  
M1 and A38

## GROUND FLOOR

Room Sizes - Max sizes quoted

**Kitchen / Dining Family room**  
9.6m x 4.6m (31' 6" x 15' 1")

**Office / Snug**  
3.1m x 2.5m (10' 2" x 8' 2")

**Utility**  
3.9m x 1.9m (12' 9" x 6' 3")

**Cloaks / WC**  
2.2m x 1.3m (7' 3" x 4' 3")

**Living Room**  
3.65m x 5.6m (18' 4" x 12')

**Garage**  
5.6m x 5.9m (18' 4" x 19' 4")



## Study/Snug

with TV/data point

## Double Garage

with power sockets, LED lighting and sectional overhead door.

## Master Bedroom

with en-suite shower room, and white suite

## 4 further bedrooms

with further ensuite which can also be Jack & Jill.  
Family bathroom, with white suite and separate shower

### FIRST FLOOR

Room Sizes - Max sizes quoted

#### Master bedroom

5.6m x 5.9m (18' 4" x 19' 4")

#### Master en-suite

3.0m x 1.4m (9' 10" x 4' 7")

#### Family Bathroom

3.5m x 2.4m (11' 6" x 7' 10")

#### Bedroom 2

3.8m x 3.5m (12' 6" x 11' 6")

#### Bedroom 3

4.5m x 3.7m (15' 5" x 12' 2")

#### Shared ensuite

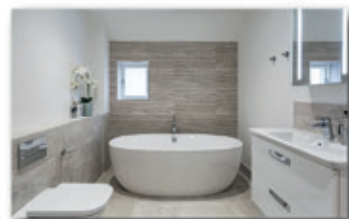
2.6m x 1.4m (8' 6" x 4' 7")

#### Bedroom 4

4.4m x 2.8m (14' 5" x 9' 2")

#### Bedroom 5

3.8m x 3.1m (12' 6" x 10' 2")



# The Beaumont



## Security and Interior

Multi-point locking to all doors and windows.

Intruder Alarm, and mains operated smoke alarms (battery back-up).

Oak veneered doors with chrome ironmongery.

TV/data points to Lounge, Study, Kitchen/Diner and master bedroom

## Externals

Permeable paved driveway, with full width patio and paths.

Timber fencing enclosing garden areas with turf and planting.

Feature front door lighting, with glass canopy.

External double socket, external tap and flood light to rear.

*Viewings are by appointment only...*

**Contact our Sales Team on: 01332 381601**

or

Visit our website at:

**[www.carterconstruction.co.uk](http://www.carterconstruction.co.uk)**

### **Address:**

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### **How to find us:**

Copthorne Drive, approach Alfreton on the A61 Derby Road, turn into Eachwell Lane, then first left into Damstead Park Avenue, then first left into Chaworth Close.

### **NOTE:**

Please speak to our sales team regarding internal / external finishes to the individual plots and for the finishes on driveways, parking facilities, landscaping and fencing.

The artist impressions used in our brochures, website and marketing materials are for illustration purposes only and are used to represent typical house types and internal layouts.

These have been created from architect drawings viewpoint to give the feel for the development, not an accurate description of the property.

Materials used, bricks, roof tiles, internal layouts, elevations and landscaping may vary from house-to-house.

Measurements should not be used for the purpose of purchasing carpets, curtains, household appliances or furniture.

The dimensions may vary within NHBC guidelines due to each property being individually built.

Whilst every effort has been made to ensure that these specifications are correct, it is designed specifically as a guide and Carter Construction Limited reserve the right to amend this as necessary and without notice.

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