

Development Layout



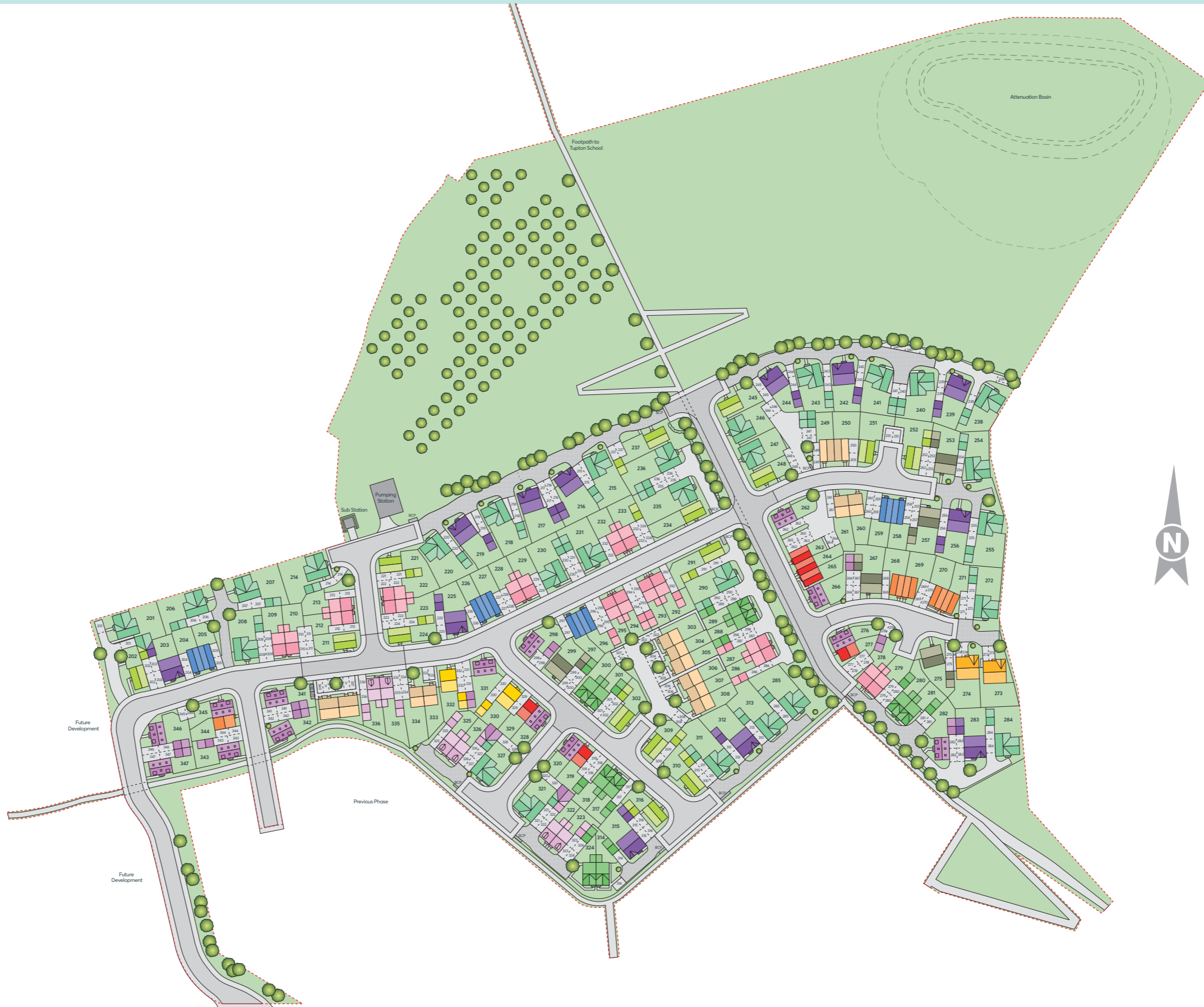
EGSTOW PARK



Clay Cross, Chesterfield

DEVELOPMENT LAYOUT

-  The Garnet
4 bedroom home
-  The Barlow
4 bedroom home
-  The Clermont
4 bedroom home
-  The Paris
4 bedroom home
-  The Chichester
4 bedroom home
-  The Hiero
4 bedroom home
-  The Becket
4 bedroom home
-  The Edwena
3 bedroom home
-  The Houghton
3 bedroom home
-  The Mirin
3 bedroom home
-  The Lawrence
3 bedroom home
-  The Kea
3 bedroom home
-  The Kemble
2 bedroom home
-  Affordable



Important Notice

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 64436/February 2023

YOUR COMMUNITY



St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.





YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





THE GARNET v1

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Optional fitted wardrobe in second bedroom*
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

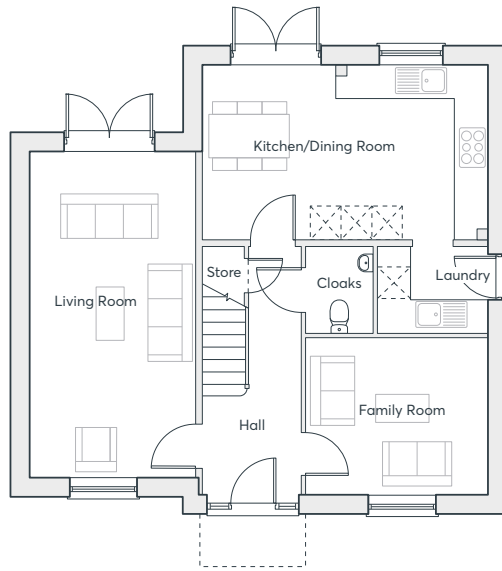
FOUR BEDROOM HOME

1,474 sq. ft.

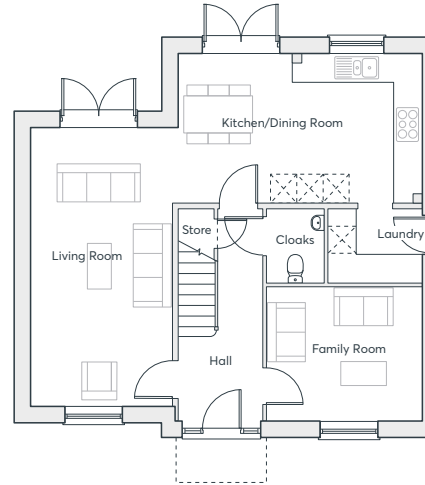
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

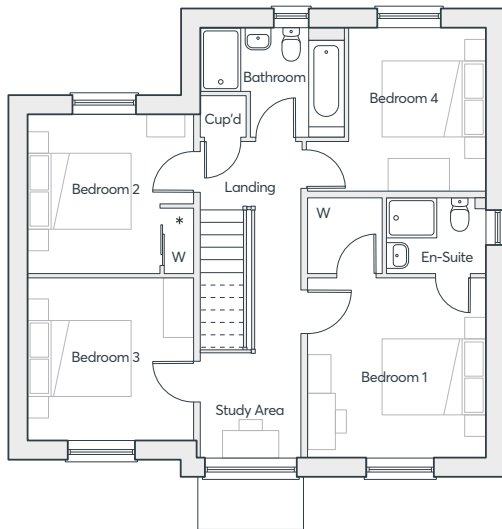
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



THE GARNET V1

Living Room	6.37m x 3.23m	20'11" x 10'7"
Family room	3.56m x 3.07m	11'8" x 10'1"
Kitchen/Dining	5.59m x 3.41m	18'4" x 11'2"
Laundry Room	2.16m x 1.68m	7'1" x 5'6"
Cloakroom	1.68m x 1.31m	5'6" x 4'4"
Bedroom 1	3.53m x 3.48m	11'7" x 11'5"
En-suite	1.95m x 1.51m	6'5" x 4'11"
Bedroom 2	3.29m x 3.08m	10'9" x 10'1"
Bedroom 3	3.26m x 3.21m	10'8" x 10'6"
Bedroom 4	3.51m x 3.17m	11'6" x 10'5"
Bathroom	2.82m x 2.11m	9'3" x 6'11"

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FOUR BEDROOM HOME

1,474 sq. ft.



THE BARLOW V1

- Open plan dining/family/living room and kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Optional built-in wardrobe to bedroom two*
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

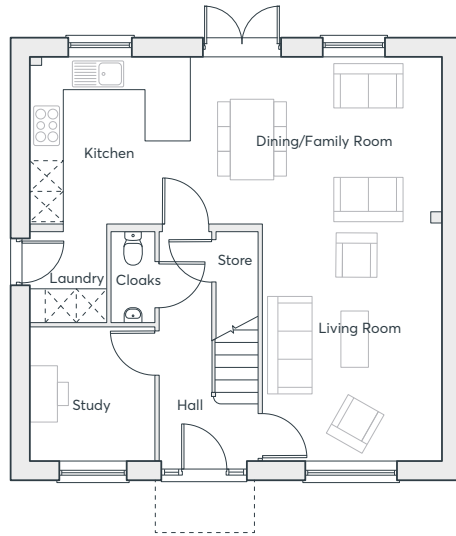
FOUR BEDROOM HOME

1,379 sq. ft.

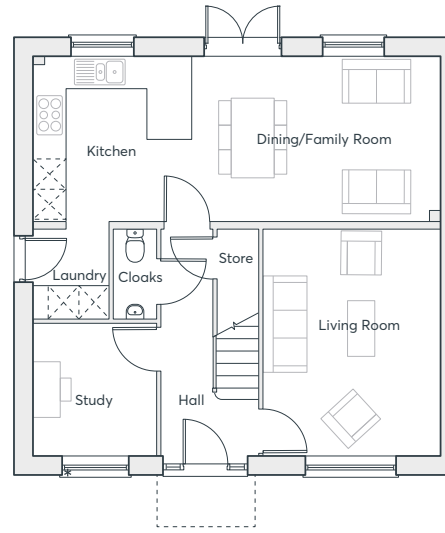
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

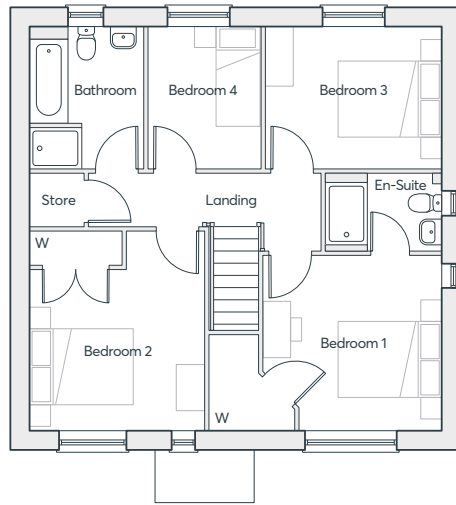
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



THE BARLOW V1

Living Room	3.51m × 7.95m	11'6" × 15'3"
Kitchen/Dining	8.06m × 3.28m	26'1" × 11'6"
Study	2.45m × 2.65m	8'0" × 8'8"
Laundry Room	1.50m × 1.77m	4'11" × 5'10"
Cloakroom	0.86m × 1.77m	2'10" × 5'10"
Bedroom 1	5.31m × 3.45m	17'5" × 11'4"
En-suite	2.28m × 1.52m	7'6" × 5'0"
Bedroom 2	3.42m × 3.92m	11'3" × 12'10"
Bedroom 3	3.45m × 2.78m	11'4" × 9'1"
Bedroom 4	2.21m × 2.80m	7'3" × 9'2"
Bathroom	2.23m × 2.80m	7'4" × 9'2"

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FOUR BEDROOM HOME

1,379 sq. ft.



THE CLERMONT

- Kitchen/dining room with integrated appliances and bi-folding doors to the garden
- Laundry room and cloakroom off the kitchen
- Integral garage with door to the kitchen/dining room
- Master bedroom with en-suite and built-in wardrobe
- Optional built-in wardrobe to bedroom two*
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

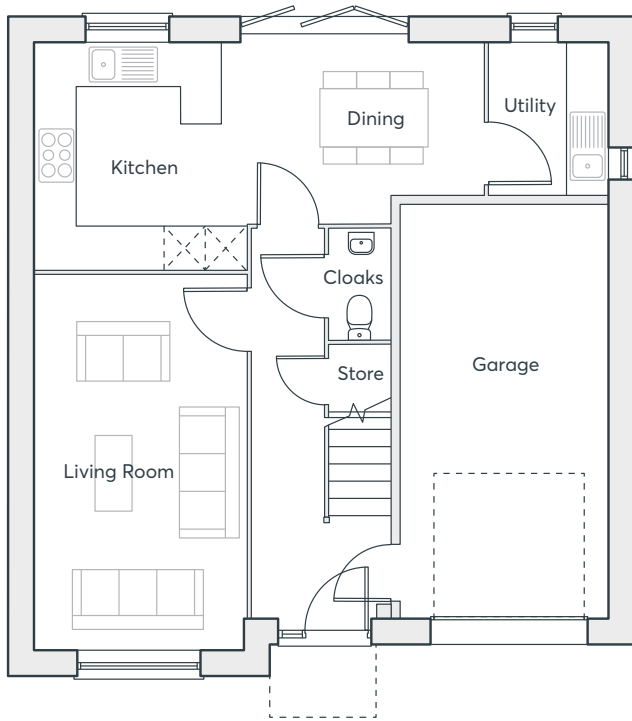
FOUR BEDROOM HOME

1,336 sq. ft.

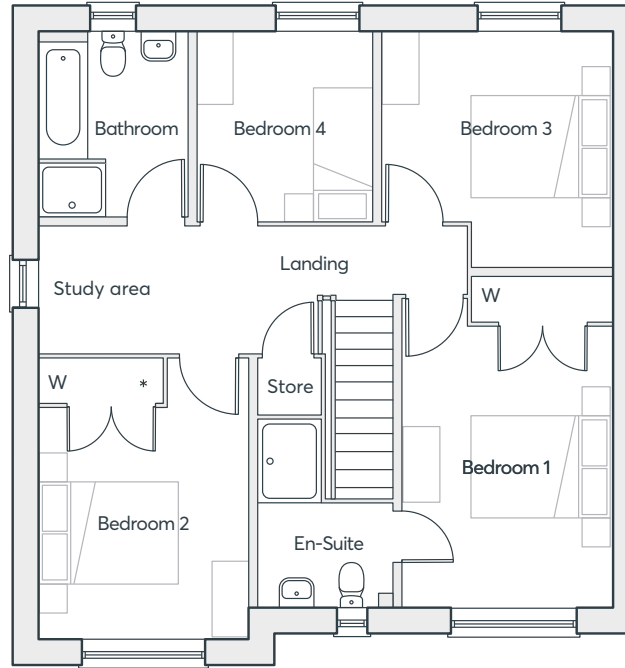
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

THE CLERMONT



GROUND FLOOR



FIRST FLOOR

Living Room	5.40m × 3.06m	17'9" × 10'0"
Kitchen	3.31m × 3.09m	10'10" × 10'1"
Dining Room	2.19m × 3.43m	7'2" × 11'3"
Cloakroom	0.91m × 1.84m	3'0" × 6'0"
Bedroom 1	3.10m × 4.06m	10'2" × 13'4"
En-suite	1.00m × 2.69m	6'6" × 8'10"
Bedroom 2	3.06m × 4.02m	10'0" × 13'2"
Bedroom 3	3.36m × 3.45m	11'0" × 11'4"
Bedroom 4	2.59m × 2.79m	8'6" × 9'2"
Bathroom	2.20m × 2.76m	7'3" × 9'1"

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**FOUR
BEDROOM
HOME**

1,336 sq. ft.



THE PARIS V1

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

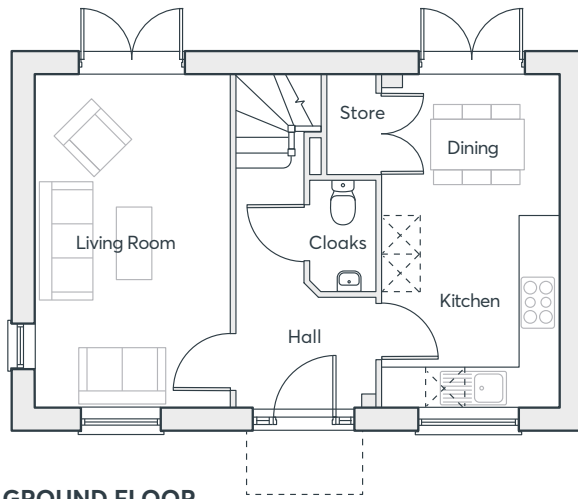
FOUR BEDROOM HOME

1,342 sq. ft.

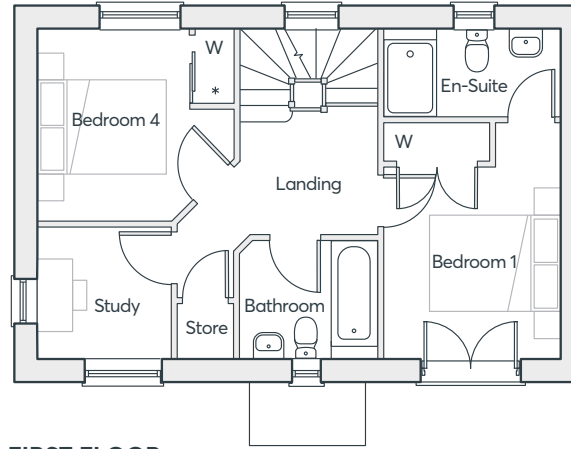
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

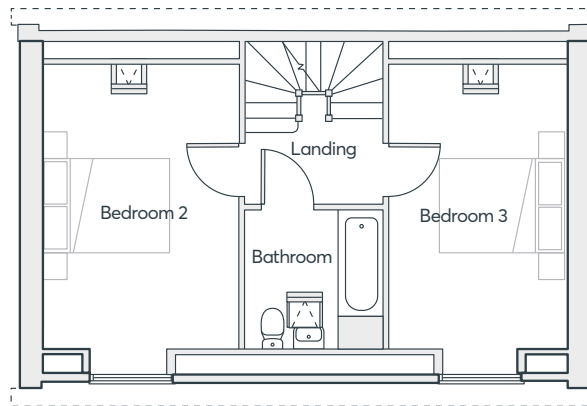
THE PARIS V1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	3.15m × 5.25m	10'1" × 17'3"
Kitchen/Dining	2.85m × 5.30m	9'4" × 17'5"
Cloakroom	1.06m × 1.77m	3'6" × 5'10"
Laundry	0.75m × 1.56m	2'6" × 5'1"
Bedroom 1	2.83m × 3.74m	9'3" × 12'3"
En-suite	2.83m × 1.42m	9'3" × 4'8"
Study	2.11m × 2.14m	6'11" × 7'0"
Bedroom 2	3.13m × 4.86m	15'11" × 10'3"
Bedroom 3	2.83m × 4.86m	15'11" × 9'3"
Bedroom 4	3.05m × 3.13m	10'0" × 10'3"
Bathroom	2.20m × 1.82m	7'3" × 6'0"
Bathroom	2.15m × 1.80m	7'1" × 5'11"

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FOUR BEDROOM HOME

1,342 sq. ft.



THE PARIS v3

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

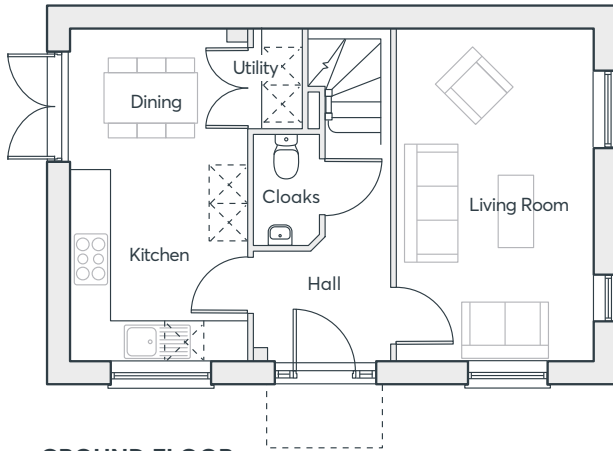
FOUR BEDROOM HOME

1,342 sq. ft.

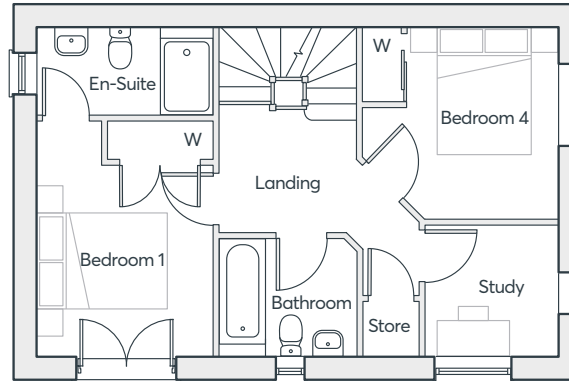
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

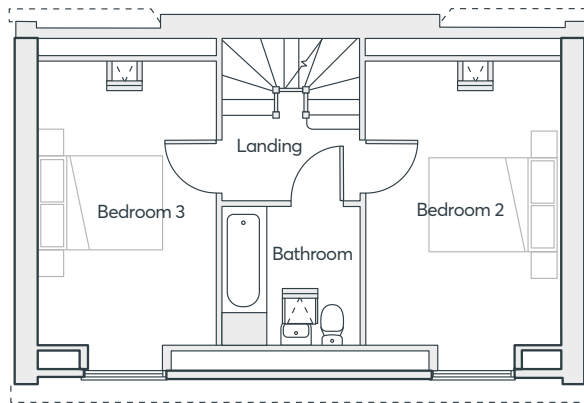
THE PARIS V3



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	3.07m x 5.25m	10'1" x 17'3"
Kitchen/Dining	2.85m x 5.30m	9'4" x 17'5"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Laundry	0.75m x 1.56m	2'6" x 5'1"
Bedroom 1	2.83m x 3.74m	9'3" x 12'3"
En-suite	2.83m x 1.42m	9'3" x 4'8"
Study	2.11m x 2.14m	6'11" x 7'0"
Bedroom 2	3.13m x 4.86m	15'11" x 10'3"
Bedroom 3	2.83m x 4.86m	15'11" x 9'3"
Bedroom 4	3.05m x 3.13m	10'0" x 10'3"
Bathroom	2.16m x 1.90m	7'1" x 6'3"
Bathroom	2.15m x 1.80m	7'1" x 5'11"

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FOUR BEDROOM HOME

1,342 sq. ft.



THE PARIS V4

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

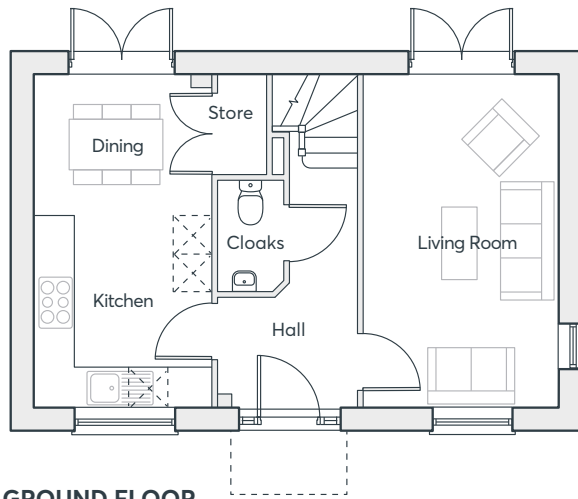
FOUR BEDROOM HOME

1,342 sq. ft.

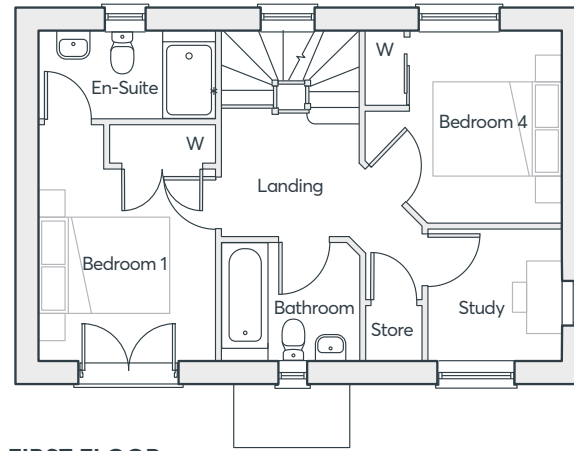
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

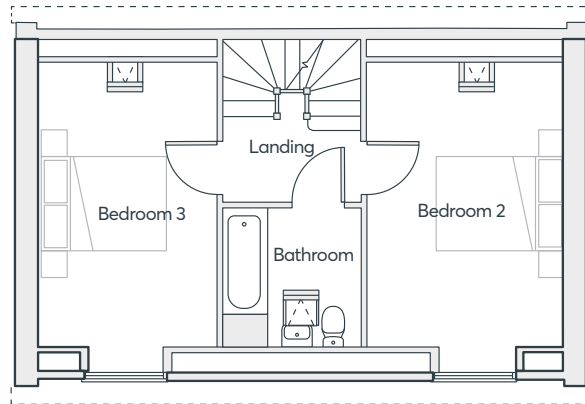
THE PARIS V4



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	3.07m × 5.25m	10'1" × 17'3"
Kitchen/Dining	2.85m × 5.30m	9'4" × 17'5"
Cloakroom	1.03m × 1.75m	3'4" × 5'9"
Laundry	0.75m × 1.56m	2'6" × 5'1"
Bedroom 1	2.83m × 3.74m	9'3" × 12'3"
En-suite	2.83m × 1.42m	9'3" × 4'8"
Study	2.11m × 2.14m	6'11" × 7'0"
Bedroom 2	3.13m × 4.86m	15'11" × 10'3"
Bedroom 3	2.83m × 4.86m	15'11" × 9'3"
Bedroom 4	3.05m × 3.13m	10'0" × 10'3"
Bathroom	2.19m × 2.15m	7'2" × 7'1"
Bathroom	2.16m × 1.90m	7'1" × 6'3"

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FOUR BEDROOM HOME

1,342 sq. ft.



THE PARIS V6

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

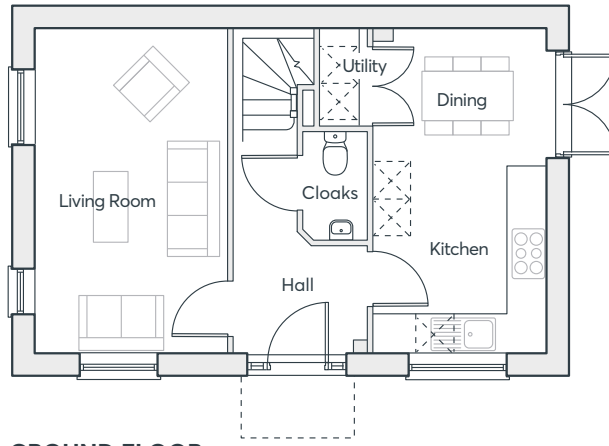
FOUR BEDROOM HOME

1,342 sq. ft.

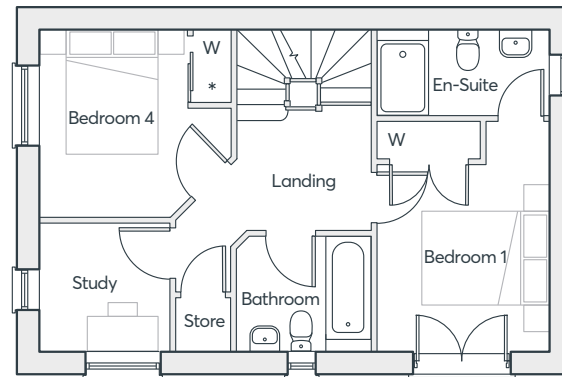
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

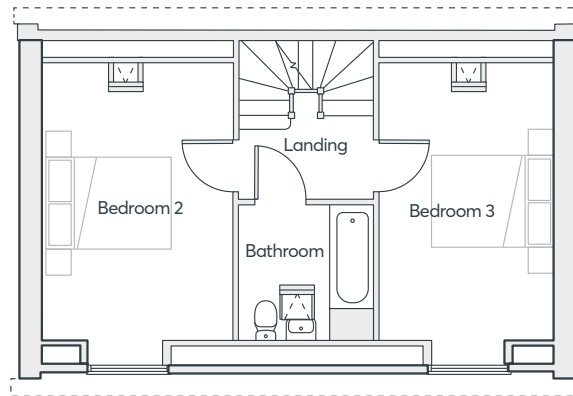
THE PARIS V6



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	3.07m x 5.25m	10'1" x 17'3"
Kitchen/Dining	2.85m x 5.30m	9'4" x 17'5"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Laundry	0.75m x 1.56m	2'6" x 5'1"
Bedroom 1	2.83m x 3.74m	9'3" x 12'3"
En-suite	2.83m x 1.42m	9'3" x 4'8"
Study	2.11m x 2.14m	6'11" x 7'0"
Bedroom 2	3.13m x 4.86m	15'11" x 10'3"
Bedroom 3	2.83m x 4.86m	15'11" x 9'3"
Bedroom 4	3.05m x 3.13m	10'0" x 10'3"
Bathroom	2.16m x 1.90m	7'1" x 6'3"
Bathroom	2.15m x 1.80m	7'1" x 5'11"

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SMP 64436/April 2023

FOUR BEDROOM HOME

1,342 sq. ft.



THE HIERO

- 3 storey home
- Living room with under stairs storage
- Kitchen/dining room with attached laundry room and cloakroom
- French doors leading to the garden from the dining room with a separate door from laundry room
- Three bedrooms and a family bathroom on the first floor
- Second floor dedicated to the master bedroom with en suite shower room and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

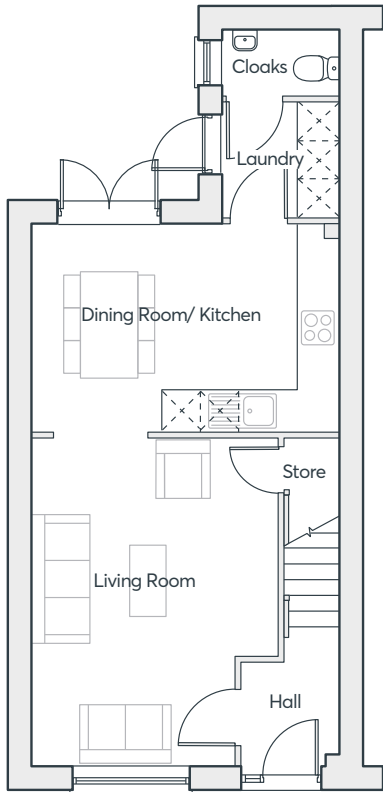
FOUR BEDROOM HOME

1,272 sq. ft.

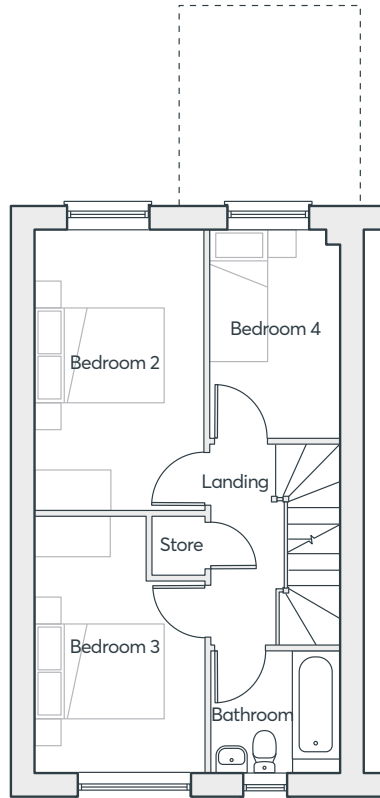
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

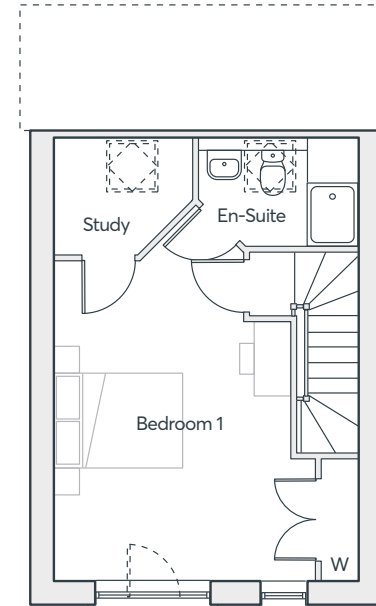
THE HIERO



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	3.82m × 5.09m	12'6" × 16'8"
Kitchen/Dining	4.80m × 3.26m	15'9" × 10'8"
Laundry	1.81m × 1.83m	5'11" × 6'0"
Cloakroom	1.83m × 1.05m	6'0" × 3'5"
Bedroom 2	2.65m × 4.31m	8'8" × 14'2"
Bedroom 3	2.65m × 3.97m	8'8" × 13'0"
Bedroom 4	2.02m × 3.22m	6'8" × 10'7"
Bathroom	2.02m × 1.91m	6'8" × 6'3"
Bedroom 1	4.97m × 4.07m	16'4" × 13'4"
En-suite	2.50m × 1.69m	8'3" × 5'7"

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SMP 64436/April 2023

FOUR BEDROOM HOME

1,272 sq. ft.



THE BECKET V2

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

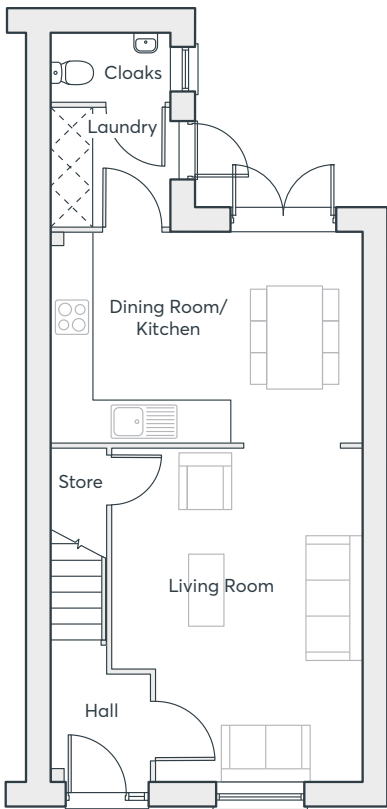
FOUR BEDROOM HOME

1,210 sq. ft.

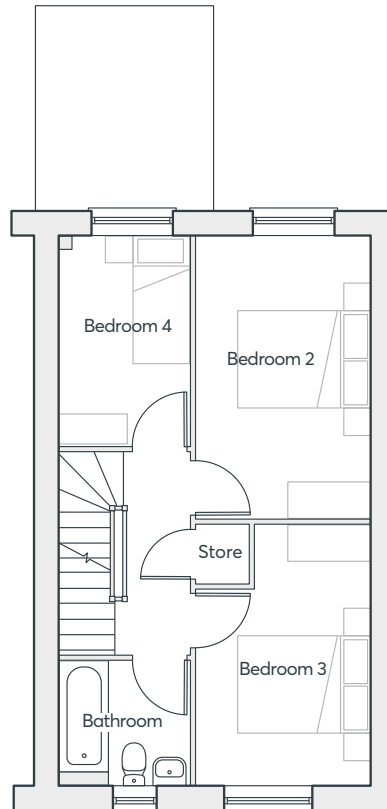
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

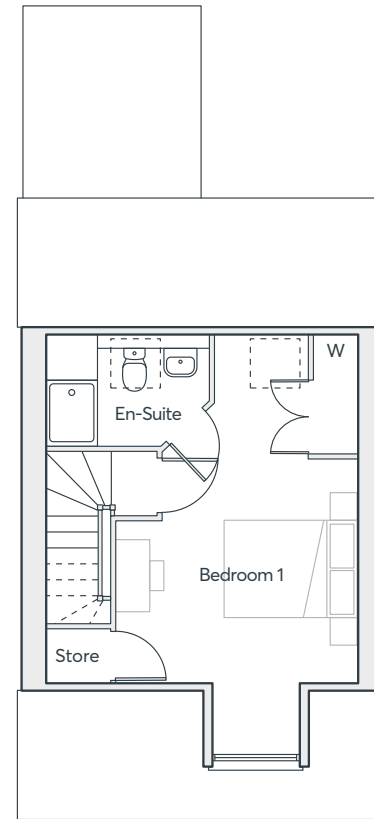
THE BECKET V2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.09m × 3.82m	16'8" × 12'6"
Kitchen/Dining	3.22m × 4.76	10'7" × 15'7"
Cloakroom	1.05m × 1.83m	3'5" × 6'0"
Laundry	1.81m × 1.83m	5'11" × 6'0"
Bedroom 1	6.45m × 3.69m	21'2" × 12'1"
En-suite	1.69m × 2.50m	5'7" × 8'3"
Bedroom 2	4.31m × 2.65m	14'2" × 8'8"
Bedroom 3	3.97m × 2.65m	13'0" × 8'8"
Bedroom 4	3.21m × 2.02m	10'7" × 6'8"
Bathroom	1.91m × 2.02m	6'3" × 6'8"

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FOUR BEDROOM HOME

1,210 sq. ft.



THE CHICHESTER V2

- Open plan kitchen, dining and family room with bi-folding doors onto garden
- Separate study to ground floor
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Optional built-in wardrobe to bedroom two*
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

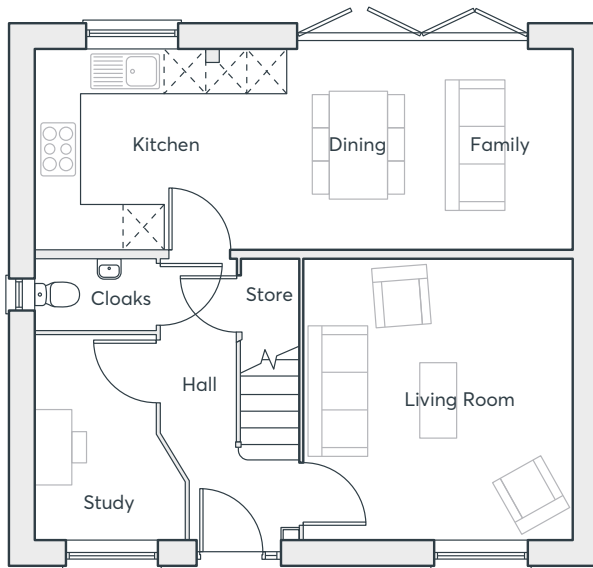
FOUR BEDROOM HOME

1,208 sq. ft.

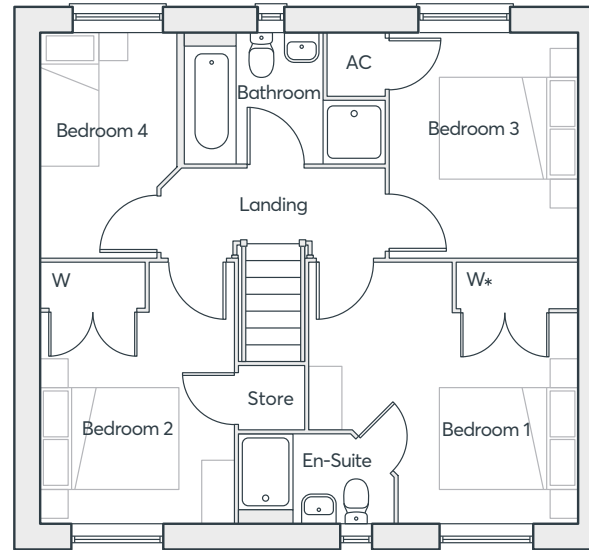
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

THE CHICHESTER V2



GROUND FLOOR



FIRST FLOOR

Living	4.10m x 3.92m	13'5" x 12'10"
Kitchen	7.84m x 2.91m	25'8" x 9'7"
Study	3.00m x 2.17m	9'10" x 7'1"
Cloakroom	1.74m x 1.01m	5'9" x 3'4"
Bedroom 1	3.92m x 3.80m	12'10" x 12'6"
En-suite	2.26m x 1.31m	7'5" x 4'4"
Bedroom 2	3.80m x 2.79m	12'6" x 9'2"
Bedroom 3	3.27m x 2.75m	10'9" x 9'0"
Bedroom 4	3.27m x 1.98m	10'9" x 6'6"
Bathroom	2.91m x 1.90m	9'6" x 6'3"

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**FOUR
BEDROOM
HOME**

1,208 sq. ft.



THE EDWENA V1

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Optional built-in wardrobe to bedroom two*
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

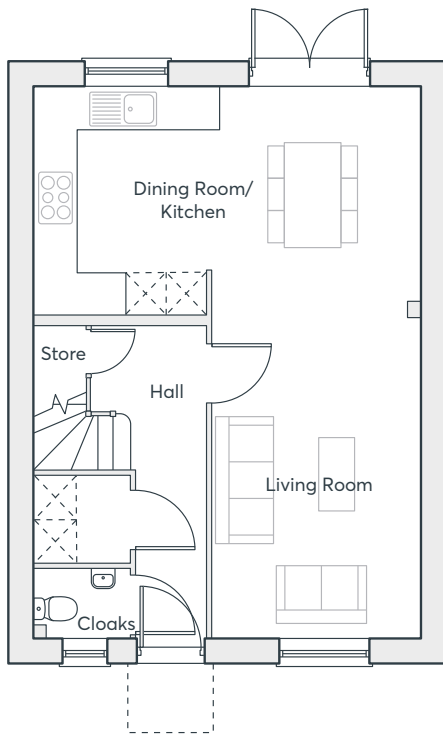
FOUR BEDROOM HOME

1,036 sq. ft.

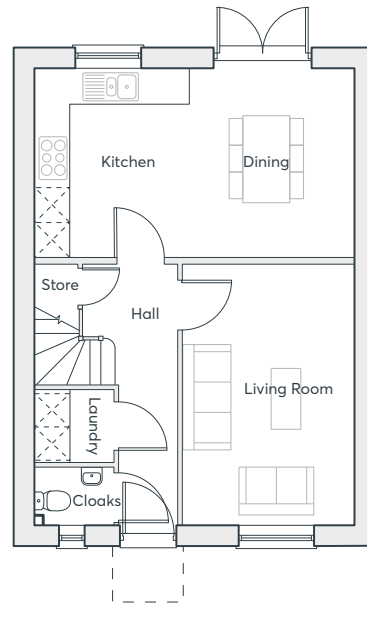
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

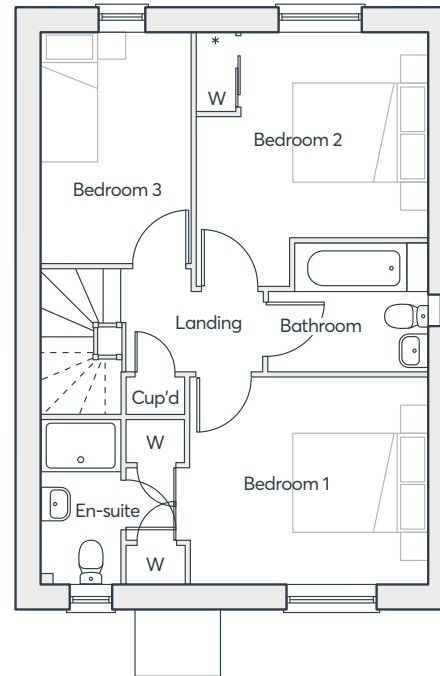
THE EDWENA V1



GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR

Living Room	3.05m × 4.76m	10'0" × 15'8"
Kitchen/Dining	5.81m × 3.43m	19'1" × 11'3"
Laundry	1.45m × 1.30m	4'9" × 4'3"
Cloakroom	1.45m × 1.05m	4'9" × 3'5"
Bedroom 1	4.52m × 3.07m	14'10" × 10'1"
Bedroom 2	2.78m × 3.09m	9'2" × 10'2"
Bedroom 3	2.27m × 4.39m	7'6" × 11'6"
Bathroom	1.93m × 2.36m	6'4" × 7'9"

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FOUR BEDROOM HOME

1,036 sq. ft.



THE EDWENA V2

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Optional built-in wardrobe to bedroom two*
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

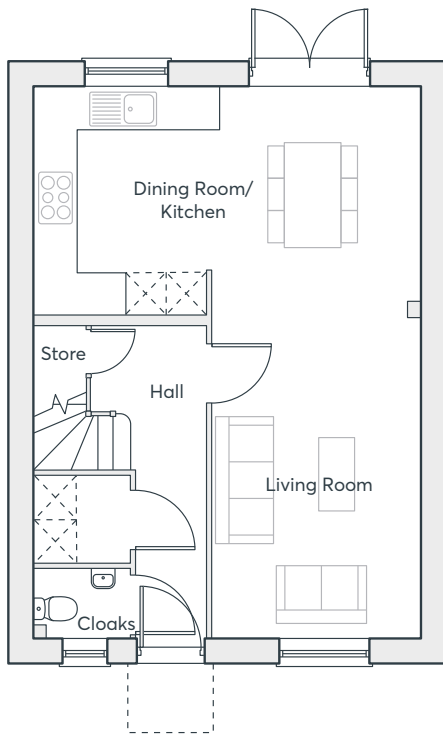
THREE BEDROOM HOME

1,036 sq. ft.

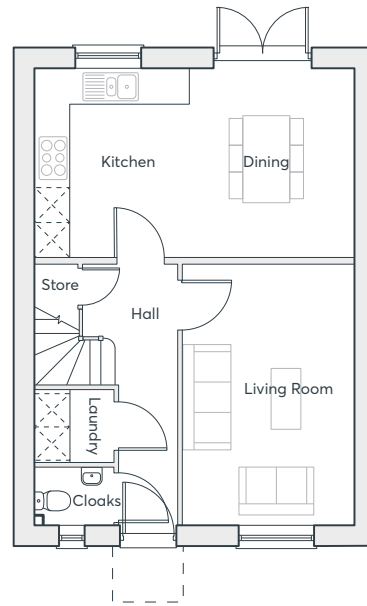
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

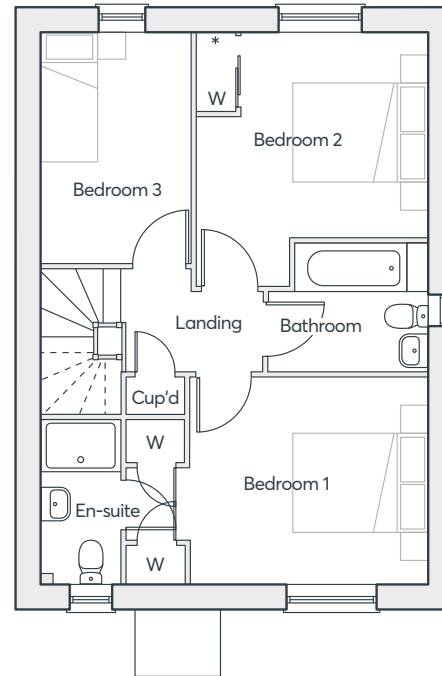
THE EDWENA V2



GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR

Living Room	3.05m × 4.76m	10'0" × 15'8"
Kitchen/Dining	5.81m × 3.43m	19'1" × 11'3"
Laundry	1.45m × 1.30m	4'9" × 4'3"
Cloakroom	1.45m × 1.05m	4'9" × 3'5"
Bedroom 1	4.52m × 3.07m	14'10" × 10'1"
Bedroom 2	2.78m × 3.09m	9'2" × 10'2"
Bedroom 3	2.27m × 4.39m	7'6" × 11'6"
Bathroom	1.93m × 2.36m	6'4" × 7'9"

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THREE BEDROOM HOME

1,036 sq. ft.



THE HOUGHTON V1

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

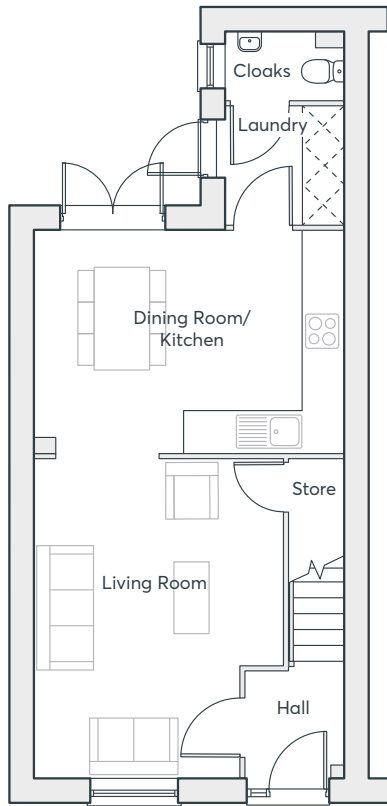
THREE BEDROOM HOME

920 sq. ft.

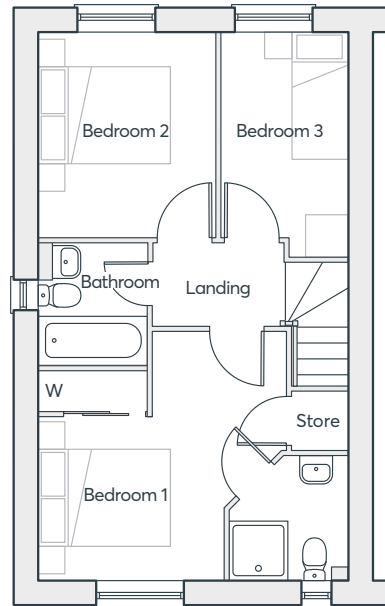
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

THE HOUGHTON V1



GROUND FLOOR



FIRST FLOOR

Living Room	4.87m × 3.81m	16'0" × 12'6"
Kitchen/Dining	4.76m × 3.44m	15'7" × 11'3"
Laundry	1.83m × 1.81m	6'0" × 5'11"
Cloakroom	1.83m × 1.05m	6'0" × 3'5"
Bedroom 1	3.82m × 3.80m	12'6" × 12'6"
En-suite	1.81m × 1.92m	5'11" × 6'4"
Bedroom 2	3.13m × 2.74m	10'3" × 9'0"
Bedroom 3	3.44m × 1.93m	11'3" × 6'4"
Bathroom	1.70m × 1.87m	5'7" × 6'2"

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SMP 64436/April 2023

THREE BEDROOM HOME

920 sq. ft.



THE MIRIN V1

- Open plan living/dining room and kitchen with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

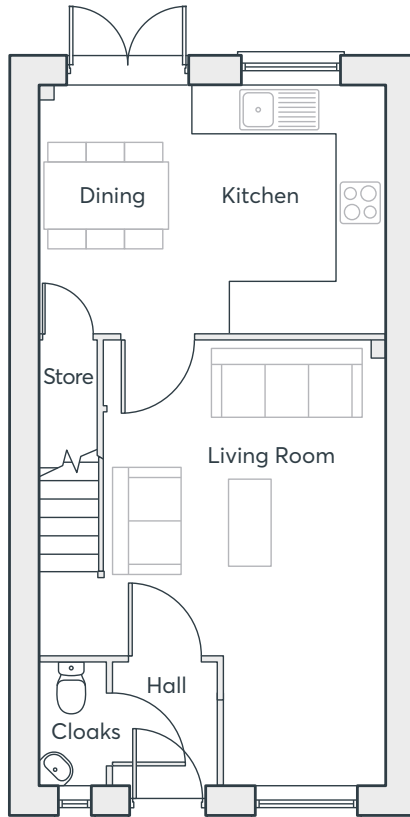
THREE BEDROOM HOME

838 sq. ft.

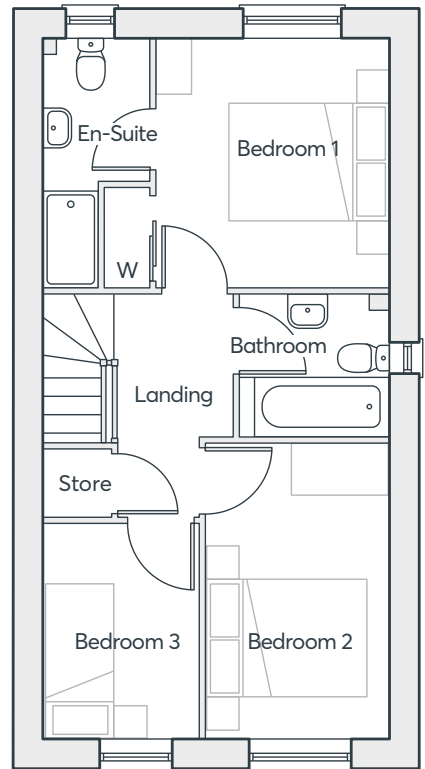
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

THE MIRIN V1



GROUND FLOOR



FIRST FLOOR

*Plot specific window

THREE BEDROOM HOME

838 sq. ft.

Kitchen/Dining	3.16m x 4.39m	10'5" x 14'5"
Living Room	5.59m x 3.36m	18'4" x 11'0"
Cloakroom	1.56m x 0.86m	5'2" x 2'10"
Bedroom 1	3.16m x 2.90m	10'5" x 9'6"
Bedroom 2	3.71m x 2.26m	12'2" x 7'5"
Bedroom 3	2.71m x 2.04m	8'11" x 6'9"
Bathroom	1.89m x 1.84m	6'2" x 6'1"
En-suite	3.16m x 1.40m	10'5" x 4'7"

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SMP 64436/May 2023





THE KEA V4

- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe, en-suite and French doors
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

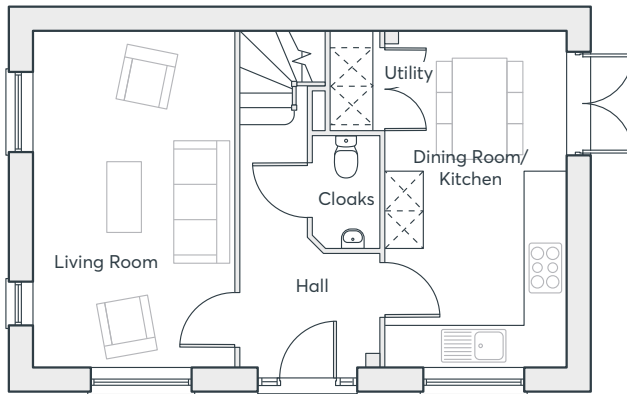
**THREE
BEDROOM
HOME**

936 sq. ft.

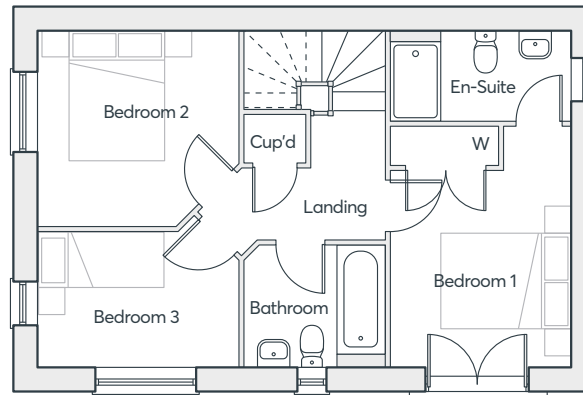
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

THE KEA V4



GROUND FLOOR



FIRST FLOOR

Living Room	3.20m × 5.25m	10'3" × 17'3"
Kitchen/Dining	2.81m × 5.25m	9'3" × 17'3"
Cloakroom	1.04m × 1.75m	3'5" × 5'9"
Bedroom 1	2.79m × 3.74m	9'2" × 12'3"
En-suite	2.79m × 1.42m	9'2" × 4'8"
Bedroom 2	3.12m × 3.05m	10'3" × 10'0"
Bedroom 3	3.12m × 2.11m	10'3" × 6'11"
Bathroom	2.18m × 1.90m	7'2" × 6'3"

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**THREE
BEDROOM
HOME**

936 sq. ft.



THE LAWRENCE v1

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

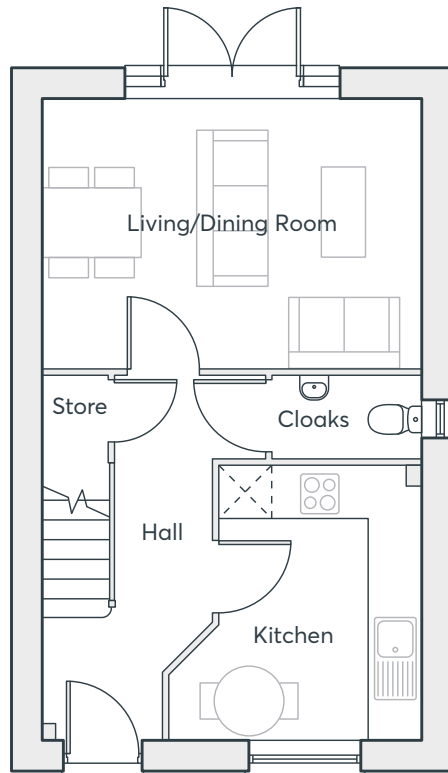
THREE BEDROOM HOME

790 sq. ft.

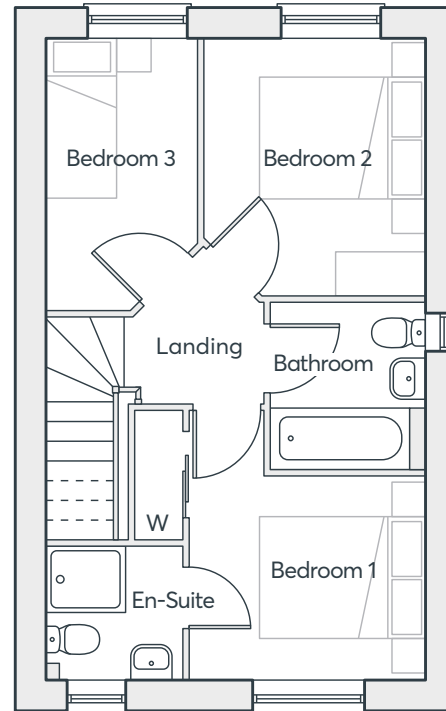
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

THE LAWRENCE V1



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.69m × 3.31m	15'4" × 10'10"
Kitchen	3.35m × 3.09m	11'0" × 10'2"
Cloakroom	1.84m × 1.00m	6'0" × 3'3"
Bedroom 1	3.30m × 2.89m	10'10" × 9'6"
En-suite	1.64m × 1.70m	5'5" × 5'7"
Bedroom 2	3.13m × 2.72m	10'3" × 8'11"
Bedroom 3	3.31m × 1.88m	10'10" × 6'2"
Bathroom	2.03m × 1.90m	6'8" × 6'3"

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SMP 64436/April 2023

THREE BEDROOM HOME

790 sq. ft.



THE KEMBLE V2

- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

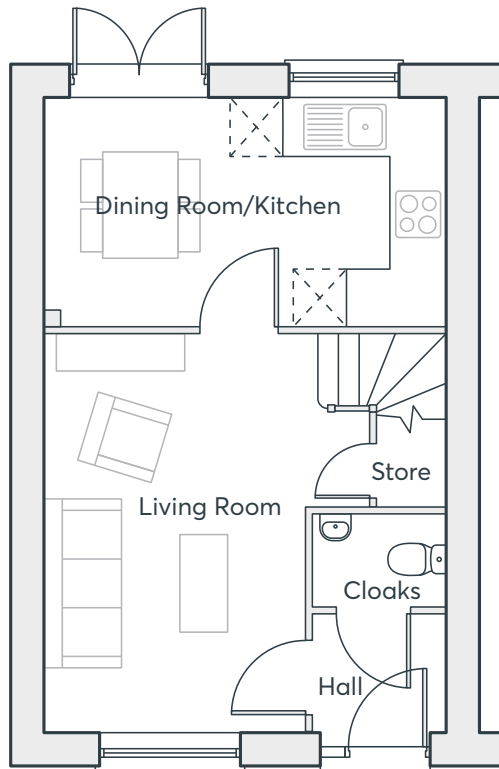
TWO BEDROOM HOME

705 sq. ft.

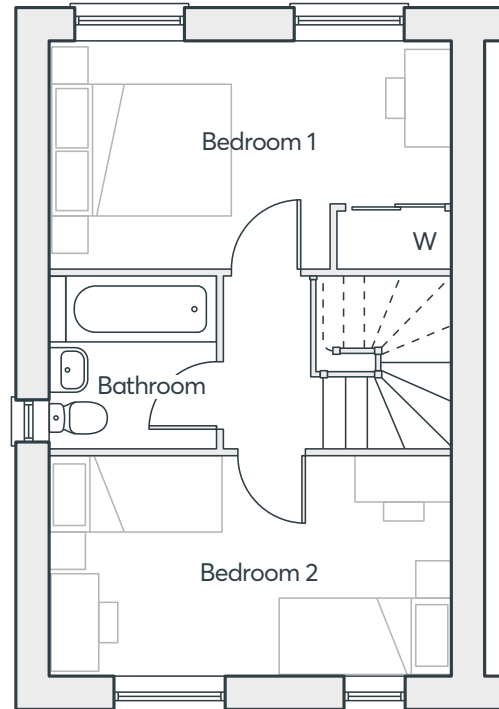
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

THE KEMBLE V2



GROUND FLOOR



FIRST FLOOR

Living Room	3.71m × 4.49m	12'2" × 14'9"
Kitchen/Dining	4.57m × 2.58m	15'0" × 8'5"
Cloakroom	1.52m × 1.05m	5'0" × 3'5"
Bedroom 1	4.57m × 2.58m	15'0" × 8'5"
Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
Bathroom	1.94m × 1.91m	6'4" × 6'3"

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SMP 64436/April 2023

TWO BEDROOM HOME

705 sq. ft.



THE KEMBLE V3

- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

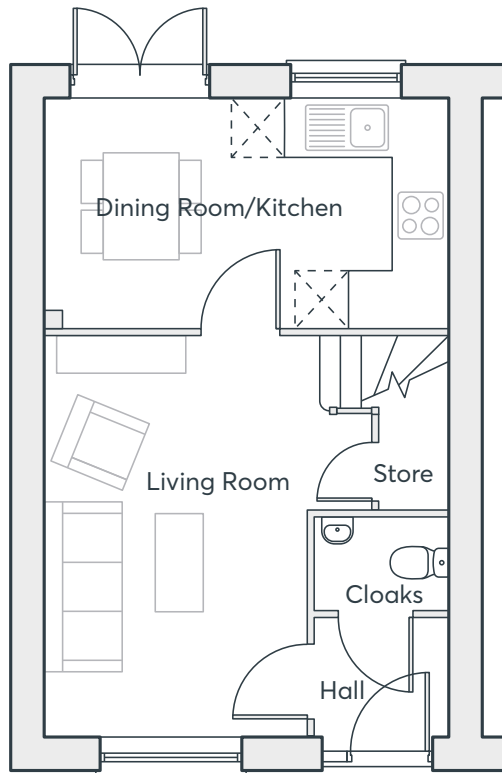
TWO BEDROOM HOME

705 sq. ft.

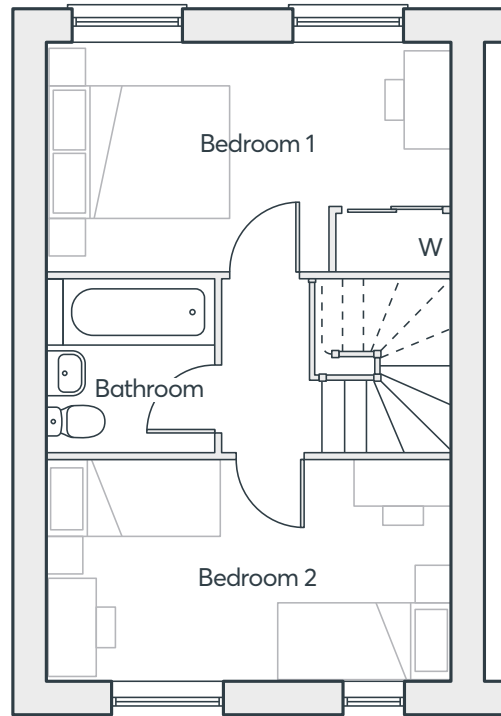
EGSTOW PARK
CLAY CROSS, CHESTERFIELD

 **ST. MODWEN
HOMES**

THE KEMBLE V3



GROUND FLOOR



FIRST FLOOR

Living Room	3.71m × 4.49m	12'2" × 14'9"
Kitchen/Dining	4.57m × 2.58m	15'0" × 8'5"
Cloakroom	1.52m × 1.05m	5'0" × 3'5"
Bedroom 1	4.57m × 2.58m	15'0" × 8'5"
Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
Bathroom	1.94m × 1.91m	6'4" × 6'3"

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SMP 64436/April 2023

TWO BEDROOM HOME

705 sq. ft.

