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Wimpey**

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# BOUNDARY MOOR GARDENS

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# BOUNDARY MOOR GARDENS

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Situated on the south-western edge of Derby city, Boundary Moor Gardens provides an exciting collection of two, three and four and five-bedroom homes.



## 5 BEDROOM HOMES

 **The Lavenham**  
5 bedroom home  
Plots: 3, 19, 20, 25 & 26

## 4 BEDROOM HOMES

-  **The Huxford**  
4 bedroom home  
Plots: 40 & 45
-  **The Manford**  
4 bedroom home  
Plots: 11, 23, 24, 27, 28, 37, 39, 42, 46, 48 & 49
-  **The Trusdale**  
4 bedroom home  
Plots: 5, 7, 29, 36, 38, 41, 43, 47 & 50
-  **The Wortham**  
4 bedroom home  
Plots: 1, 2, 6, 9, 10, 16, 17, 18, 21, 22 & 35

## 3 BEDROOM HOMES

-  **The Byford**  
3 bedroom home  
Plots: 4, 8 & 44
-  **The Gosford**  
3 bedroom home  
Plots: 12, 13, 14 & 15
-  **3 bedroom home**  
Plots: 33\* & 34\*

## 2 BEDROOM HOMES

-  **2 bedroom home**  
Plots: 30\*, 31\* & 32\*

\* = Partnership housing  
BCP = Bin collection point  
SS = Sub station  
LAP = Local area of play  
▶ = Integral garage

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 67714/TWNM October 2021.





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# THE LAVENHAM

5 BEDROOM HOME

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# THE LAVENHAM

A five bedroom detached home with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, bedroom one with an en suite can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

**TOTAL 152.9 sq. m. / 1,646 sq. ft.**

## GROUND FLOOR



<b>Lounge (min.)</b>	5.26m × 3.90m	17' 3" × 12' 10"
<b>Kitchen (max.)</b>	5.69m × 3.30m	18' 8" × 10' 10"
<b>Dining</b>	3.06m × 3.20m	10' 1" × 10' 6"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	4.53m × 3.81m	14' 10" × 12' 6"
<b>Bedroom 2</b>	3.81m × 3.52m	12' 6" × 11' 7"
<b>Bedroom 3</b>	3.40m × 2.69m	11' 2" × 8' 10"
<b>Bedroom 4</b>	3.28m × 2.69m	10' 9" × 8' 10"
<b>Bedroom 5 (min.)</b>	2.85m × 3.00m	9' 4" × 9' 10"



**Plots:** 3, 19, 20, 25 & 26

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67714 / TWNM October 2021

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# THE HUXFORD

4 BEDROOM HOME

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# THE HUXFORD

Families looking for practical living space will find all they need in the well proportioned four bedroom Huxford. A spacious kitchen/dining room leads through French doors to the garden, making a perfect spot for al fresco dining. Meanwhile, a separate living room and guest cloakroom complete the ground floor layout. Bedroom one with an en suite is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

**TOTAL** 109 sq. m. / 1,175 sq. m.

## GROUND FLOOR



<b>Lounge</b>	3.63m × 4.66m	11' 11" × 15' 4"
<b>Kitchen/Dining</b>	5.73m × 3.00m	18' 10" × 9' 10"

## FIRST FLOOR



<b>Bedroom 1</b>	3.42m × 3.16m	11' 3" × 10' 5"
<b>Bedroom 2</b>	3.23m × 2.94m	10' 7" × 9' 4"
<b>Bedroom 3</b>	2.23m × 3.25m	7' 4" × 10' 8"
<b>Bedroom 4</b>	2.41m × 2.52m	7' 11" × 8' 3"



**Plots:** 40 & 45

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# THE MANFORD

4 BEDROOM HOME

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# THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom. Bedroom one with an en suite and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

**TOTAL** 128.6 sq. m. / 1,385 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	3.88m × 4.74m	12' 9" × 15' 7"
<b>Kitchen/Dining</b>	8.11m × 2.88m	26' 7" × 9' 6"
<b>Study</b>	2.10m × 2.65m	6' 11" × 8' 8"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.88m × 3.03m	12' 9" × 9' 11"
<b>Bedroom 2 (max.)</b>	3.09m × 3.33m	10' 2" × 10' 11"
<b>Bedroom 3 (max.)</b>	3.03m × 3.66m	10' 0" × 12' 0"
<b>Bedroom 4 (max.)</b>	2.75m × 3.28m	9' 0" × 10' 9"



**Plots:** 11, 23, 24, 27, 28, 37, 39, 42, 46, 48 & 49

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# THE TRUSDALE

4 BEDROOM HOME

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# THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, bedroom one has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

**TOTAL** 115.4 sq. m. / 1,243 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	3.46m × 6.09m	11' 4" × 20' 0"
<b>Kitchen/Dining (max.)</b>	3.58m × 6.09m	11' 9" × 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m × 3.03m	11' 7" × 9' 11"
<b>Bedroom 2 (max.)</b>	3.64m × 2.95m	11' 11" × 9' 8"
<b>Bedroom 3</b>	2.51m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4</b>	3.54m × 2.25m	11' 7" × 7' 5"



**Plots:** 5, 7, 29, 36, 38, 41, 43, 47 & 50

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# THE WORTHAM

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# THE WORTHAM

The Wortham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/dining room with adjoining utility and double doors leading to a separate living room. The ground floor is completed with a guest cloakroom. On the first floor is the en suite main bedroom, 3 further double bedrooms and a main bathroom.

**TOTAL** 141.6 sq. m. / 1,525 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	3.57m × 5.75m	11' 9" × 18' 10"
<b>Kitchen/Dining</b>	6.48m × 3.34m	21' 3" × 10' 11"
<b>Garage</b>	6.00m × 3.00m	19' 8" × 9' 10"

## FIRST FLOOR



<b>Bedroom 1</b>	3.60m × 4.78m	11' 10" × 15' 9"
<b>Bedroom 2</b>	4.13m × 3.10m	13' 7" × 10' 2"
<b>Bedroom 3</b>	3.03m × 3.41m	10' 0" × 11' 3"
<b>Bedroom 4</b>	3.41m × 3.02m	11' 2" × 9' 11"



**Plots:** 1, 2, 6, 9, 10, 16, 17, 18, 21, 22 & 35

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# THE BYFORD

3 BEDROOM HOME

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# THE BYFORD

The Byford is a three bedroom property, ideal for young families. The entrance hallway opens onto a well-sized living room, which leads on through to a light and airy kitchen/dining room. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs, bedroom one with an en suite is found along with the main bathroom, and two further well proportioned bedrooms, one of which has an adjoining closet attached.

**TOTAL 90.5 sq. m. / 975 sq. ft.**

## GROUND FLOOR



<b>Lounge (max.)</b>	3.98m × 4.24m	13' 1" × 13' 11"
<b>Kitchen/Dining</b>	5.06m × 2.87m	16' 7" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.98m × 3.00m	13' 1" × 9' 10"
<b>Bedroom 2</b>	2.82m × 2.57m	9' 3" × 8' 5"
<b>Bedroom 3</b>	2.15m × 3.91m	7' 1" × 12' 10"



**Plots:** 4, 8 & 44

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# THE GOSFORD

3 BEDROOM HOME

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# THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL** 80.4 sq. m. / 866 sq ft sq. ft.

## GROUND FLOOR



<b>Lounge (max.)</b>	4.26m x 3.69m	14' 0" x 12' 1"
<b>Kitchen/Dining</b>	4.72m x 2.87m	15' 6" x 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	2.96m x 2.83m	9' 9" x 9' 4"
<b>Bedroom 2</b>	3.30m x 2.63m	10' 10" x 8' 8"
<b>Bedroom 3 (max.)</b>	3.55m x 2.00m	11' 8" x 6' 7"



**Plots:** 12, 13, 14 & 15

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## BOUNDARY MOOR GARDENS

Deepdale Lane  
Sinfin  
Derby

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### FROM M1:

- Leave the M1 South at junction 24A, taking the exit onto the A50 towards Stoke
- At junction 3, take the A514 exit to Swadlincote and
- Turn right onto Barrow Lane/A5132
- Then turn right onto Sinfin Lane
- Continue on Sinfin Lane, leading onto Deep Dale Lane, and the development will be on your right

### FROM DERBY:

- Leave the city centre to the South on the A601
- At the roundabout, take the first exit onto the A514
- Turn right onto Douglas St and then continue onto Dairy House Road
- At the roundabout, continue straight onto St Thomas Road and then Sinfin Lane, taking the third exit onto Grampian Way
- Continue on Arleston Lane, taking the first exit at the roundabout, twice, and then turn right onto Deep Dale Lane
- The development will be on your left

