



MEADOWVIEW
Homes

GLAPWELL GARDENS

GLAPWELL
S44 5PY

An *exclusive* development
of contemporary 2, 3, 4 & 5 bedroom homes.



A PASSION FOR *quality* LIVING

August 2023





IN BRIEF

Glapwell Gardens is the perfect setting for buyers wishing to settle in a quiet countryside location within easy reach of Chesterfield and Mansfield. The village offers a pub, as well as the excellent Bramley Vale Primary School and Glapwell Nurseries that we are situated right next door to. We are designing and landscaping a unique and original open space area within the development for residents to enjoy and to link up our site to surrounding parts of the village.

With 64 homes on the development and our first homes ready to occupy in early Summer 2023, we look forward to showing you our uniquely designed homes, both inside and out.

The perfect location to enjoy the great outdoors with the Peak District, Chatsworth, Haddon Hall and Matlock just a few miles away.

Glapwell Gardens is exceptionally well placed for commuters requiring access to major road networks, including the M1 (5 minutes away) and the A38 that provides access to Nottingham and Derby to the South and Chesterfield along with Sheffield to the North.

Behind our stunning contemporary designs you will find homes that are built to an exceptionally high specification.

We use only the best quality materials and employ the latest construction technologies to ensure your new home is as efficient as it is beautiful.



GLAPWELL GARDENS, CHESTERFIELD, DERBYSHIRE S44 5PY



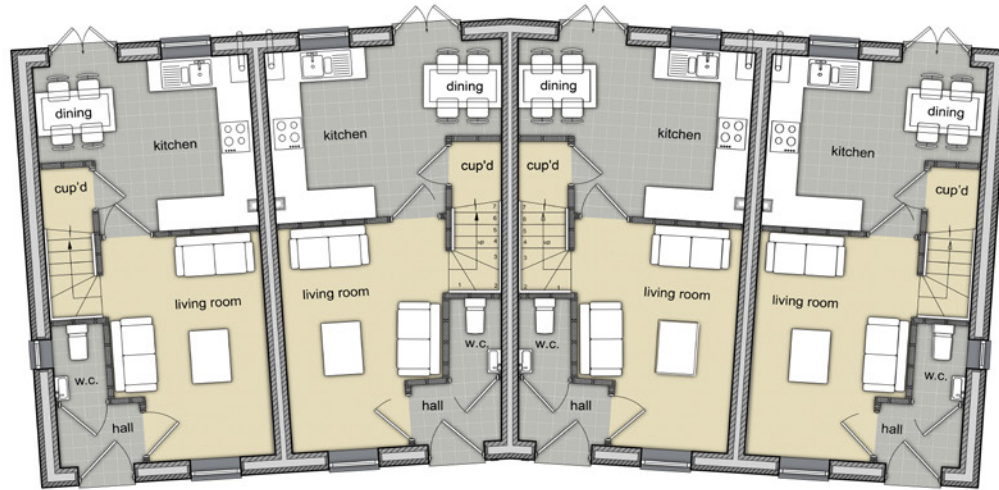
THE LANCASTER – 2 BEDROOM SEMI-DETACHED WITH TWO PARKING SPACES

Briefly comprising an entrance hall leads to a well-proportioned lounge and toilet, The living room leads on to the kitchen & dining area. On the first floor a good-sized family bathroom and two bedrooms. The two bedrooms on the first floor share the main bathroom. The gardens are landscaped to the front and rear of the property.

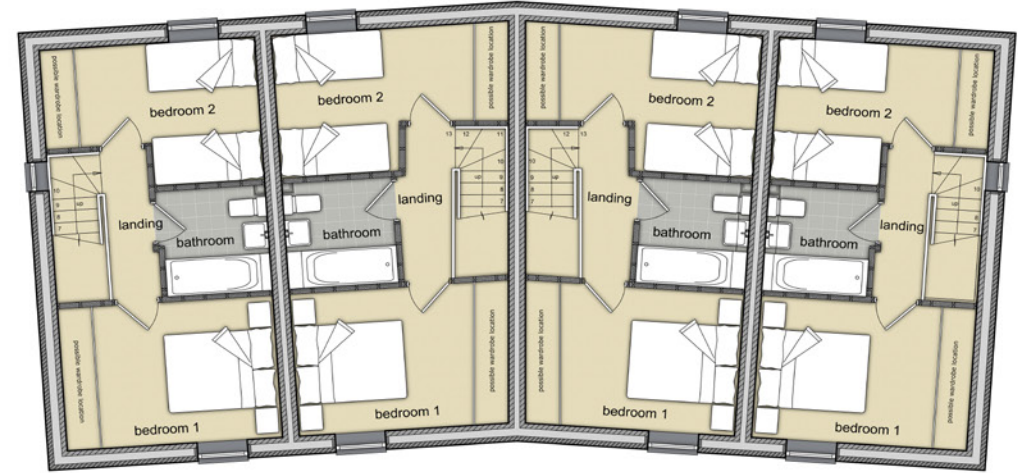
THE LANCASTER – 2 BEDROOM SEMI-DETACHED WITH TWO PARKING SPACES

PLOTS 9,10,11,12

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR		
Kitchen / Dining	3.8 x 3.2m	12.5 x 10.5ft
Living Room	4.2 x 2.8m	13.8 x 9.2ft
Downstairs Toilet	0.9 x 1.4m	3 x 4.6ft

FIRST FLOOR		
Bed 1	2.6 x 3.8m	8.5 x 12.5ft
Bed 2	3.7 x 3.1m	12.1 x 10.1ft
Bathroom	1.8 x 1.9m	5.9 x 6.2ft
* at widest point		
TOTAL AREA:	60 sq m	656 sq ft



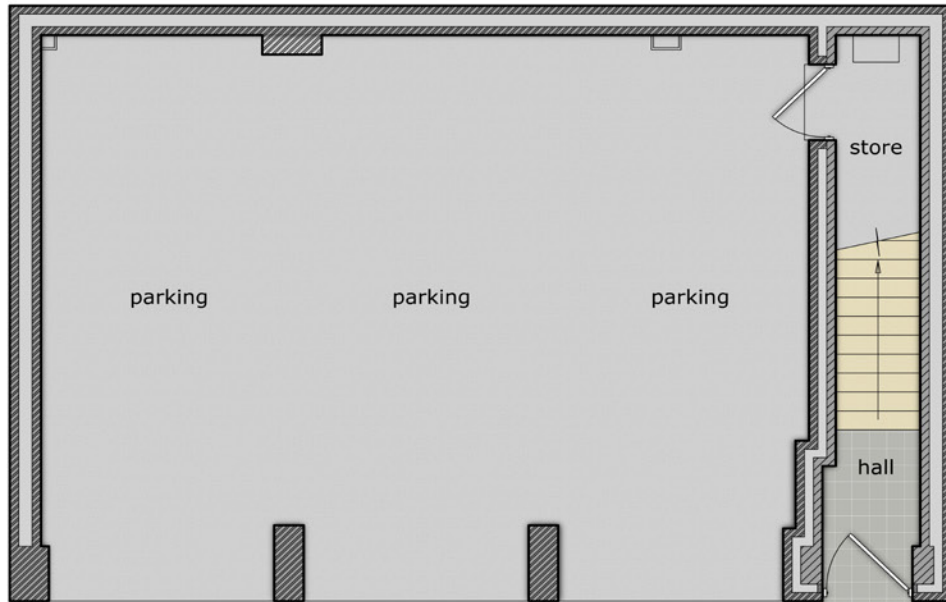
THE ASHFORD – 2 BEDROOM DETACHED MEWS

Briefly comprising an entrance hall with access upto the first floor with a good sized kitchen & living area, two bedrooms and a bathroom comprising of bath, wall shower, toilet and wash basin. The property is completed with a parking space below (and additional parking is for neighbouring plots). The gardens are landscaped to the front and rear of the property.

THE ASHFORD – 2 BEDROOM DETACHED APARTMENT

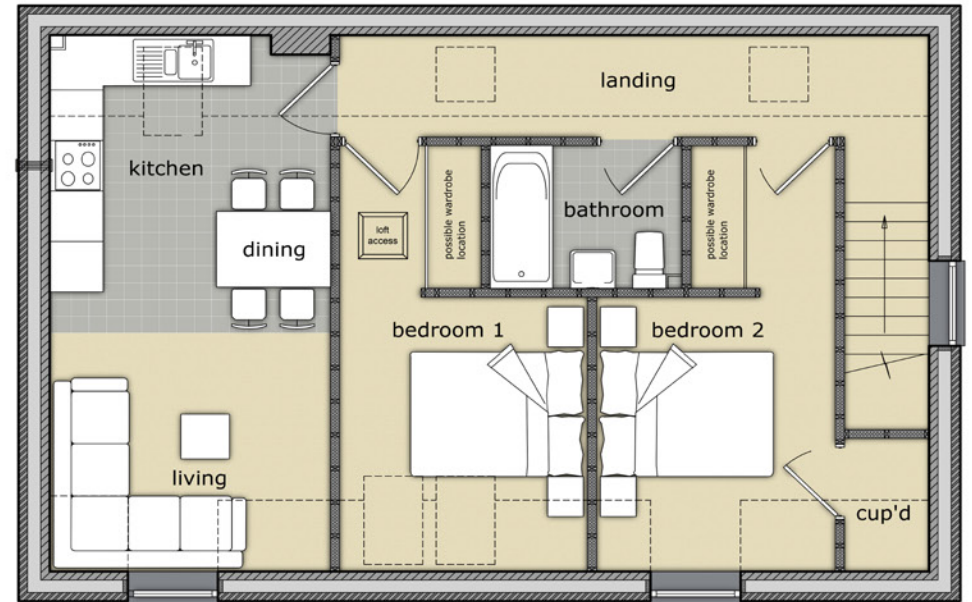
PLOTS 3,8

GROUND FLOOR



GROUND FLOOR		
Store	0.9 x 2.7m	2.9 x 8.8ft

FIRST FLOOR



FIRST FLOOR		
Kitchen/Dining/Living	3.1 x 6.3m	10.1 x 20ft
Bed 1	2.6 x 3.2m	8.5 x 10.4ft
Bed 2	2.7 x 3.2m	8.8 x 10.4ft
Bathroom	2.1 x 1.7m	6.8 x 5.5ft
* at widest point		
TOTAL AREA:	68 sq m	740 sq ft



THE GLEN – 2 BEDROOM SEMI-DETACHED

Briefly comprising an impressive entrance hall, a large lounge, a large, well-proportioned living kitchen, family and dining room and downstairs toilet. On the first floor a good-sized family bathroom and two good sized bedrooms. The gardens are landscaped to the front and rear of the property.

THE GLEN – 2 BEDROOM SEMI-DETACHED

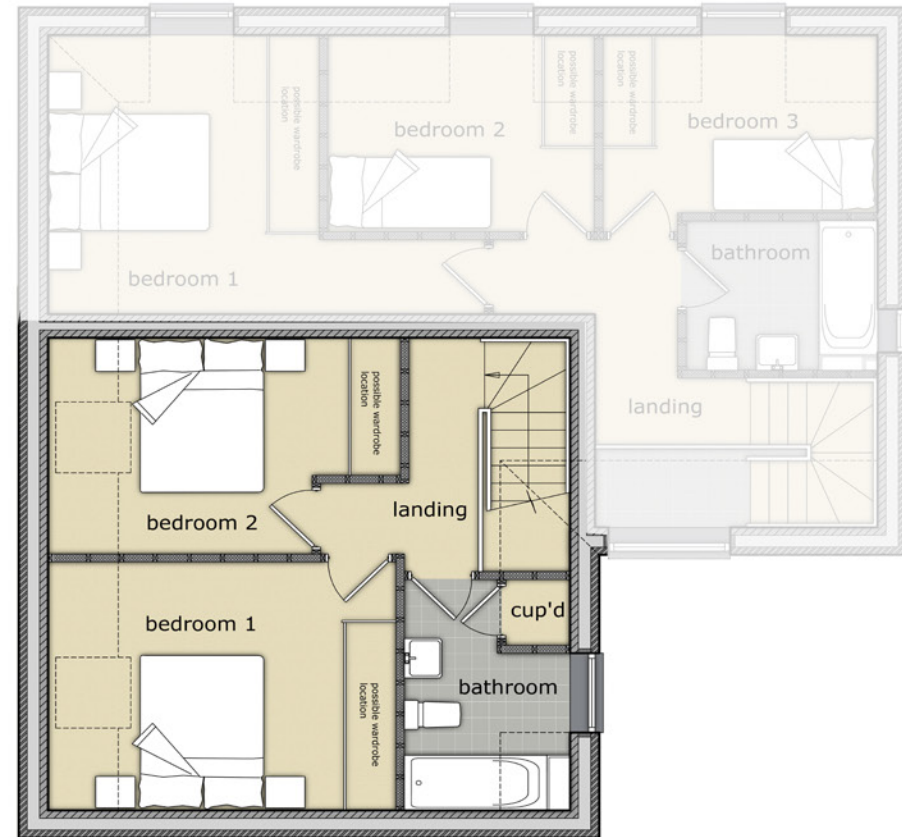
PLOT 4

GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining / Living	5.9 x 5.1m	19.4 x 16.7ft
Downstairs Toilet	0.9 x 1.6m	2.95 x 5.2ft

FIRST FLOOR



FIRST FLOOR		
Bed 1	4.6 x 3.7m	15.2 x 12.1ft
Bed 2	3.7 x 3.1m	12.1 x 10.2ft
Bathroom	1.9 x 2.9m	6.2 x 9.5ft
* at widest point		
TOTAL AREA:	77 sq m	832 sq ft



THE BOSTON – 3 BEDROOM SEMI-DETACHED

Briefly comprising an entrance hall and a large, well-proportioned living kitchen, family and dining room and downstairs toilet. On the first floor a good-sized family bathroom and three generous bedrooms. The gardens are landscaped to the front and rear of the property.

THE BOSTON – 3 BEDROOM SEMI-DETACHED

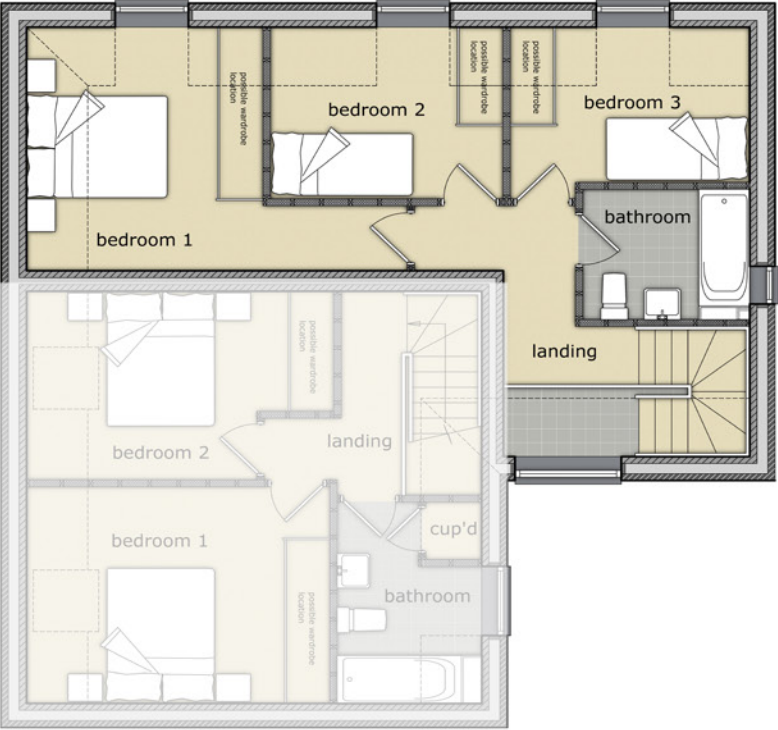
PLOT 5

GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining / Living	9.9 x 3.5m	32.5 x 11.5ft
Downstairs Toilet	1.8 x 0.97m	5.9 x 3.1ft

FIRST FLOOR



FIRST FLOOR		
Bed 1	3.5 x 3.2m	11.5 x 10.5ft
Bed 2	2.4 x 3.1m	7.9 x 10.2ft
Bathroom	2.2 x 1.8m	7.2 x 5.9ft
Bed 3	3.2 x 2.2m	10.5 x 7.2ft
* at widest point		
TOTAL AREA:	90 sq m	977 sq ft



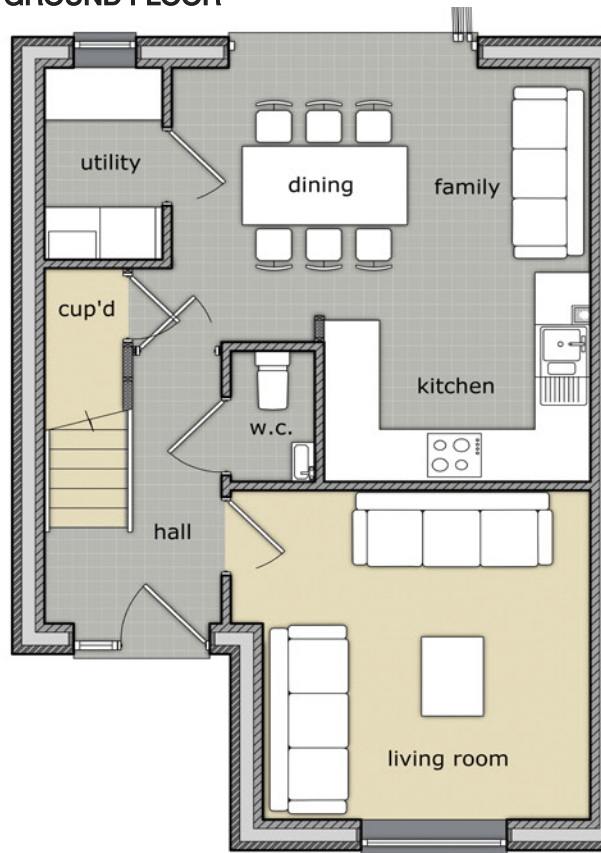
THE MILLTOWN – 3 BEDROOM SEMI-DETACHED WITH COVERED PARKING

Briefly comprising an impressive entrance hall, a large lounge, an extremely well-proportioned living kitchen, family and dining room, utility room, and downstairs toilet. On the first floor a good-sized family bathroom and three good sized bedrooms. The property is completed with covered parking. The gardens are landscaped to the front and rear of the property.

THE MILLTOWN – 3 BEDROOM SEMI-DETACHED WITH CARPORT AND PARKING

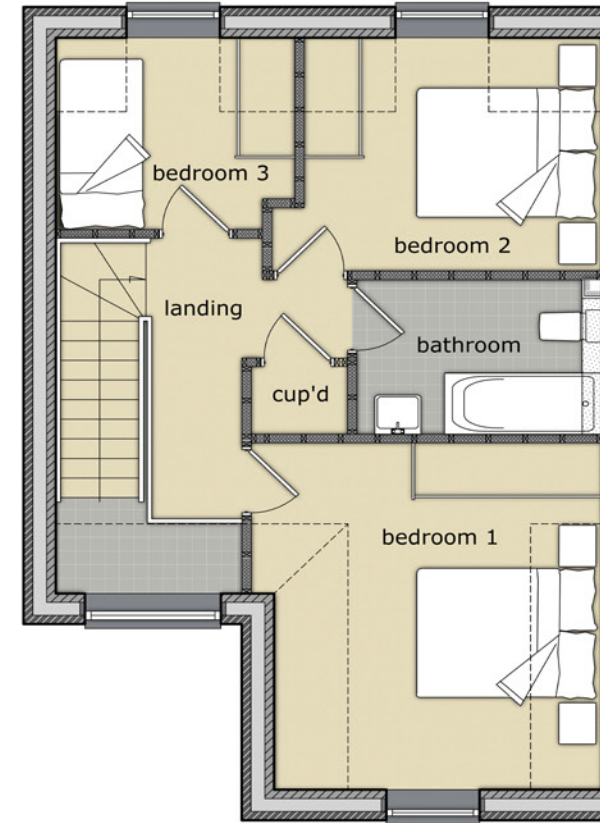
PLOTS 60,61

GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining	4.5 x 4.7m	14.8 x 15.4ft
Living Room	3.7 x 3.5m	12.1 x 11.5ft
Utility Room	1.2 x 2.1m	3.9 x 6.9ft
Downstairs Toilet	0.9 x 1.6m	2.9 x 5.2ft

FIRST FLOOR



FIRST FLOOR		
Bed 1	3.5 x 3.9m	11.5 x 12.8ft
Bed 2	2.6 x 3.1m	8.5 x 10.2ft
Bathroom	2.5 x 2.5m	8.5 x 5.6ft
Bed 3	2.6 x 1.7m	8.2 x 6.9ft
* at widest point		
TOTAL AREA:	98 sq m	1060 sq ft



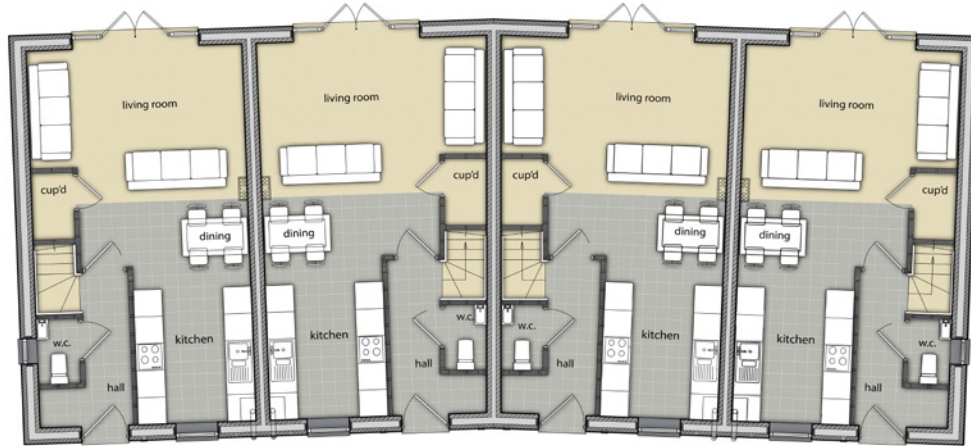
THE LINCOLN – 4 BEDROOM TOWNHOUSE

Briefly comprising an entrance hall leading to an open plan living kitchen, dining area and a downstairs toilet, on the first floor a good-sized family bathroom and two bedrooms with a useful home office / 4th bedroom. The large master bedroom is situated on the second floor and features its' own en-suite bathroom. The property has parking in front of the home. The gardens are landscaped to the front and rear of the property.

THE LINCOLN – 4 BEDROOM TOWNHOUSE

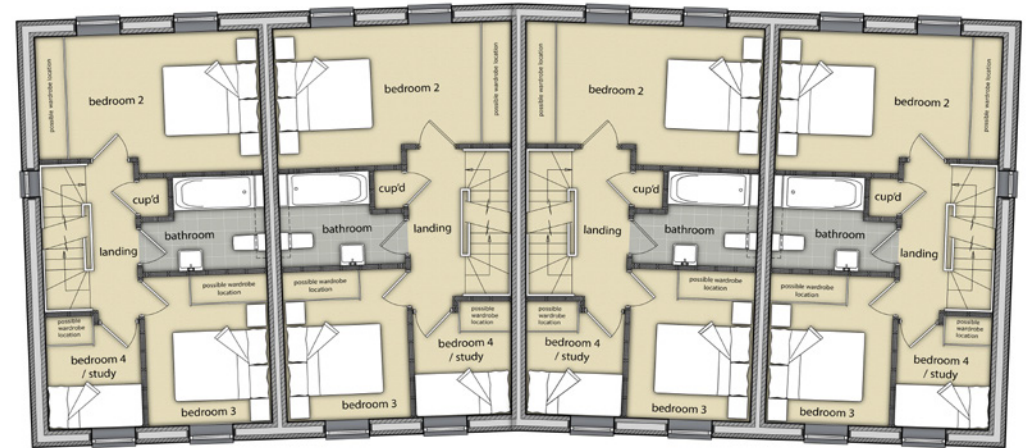
PLOTS 54,55,56,57

GROUND FLOOR



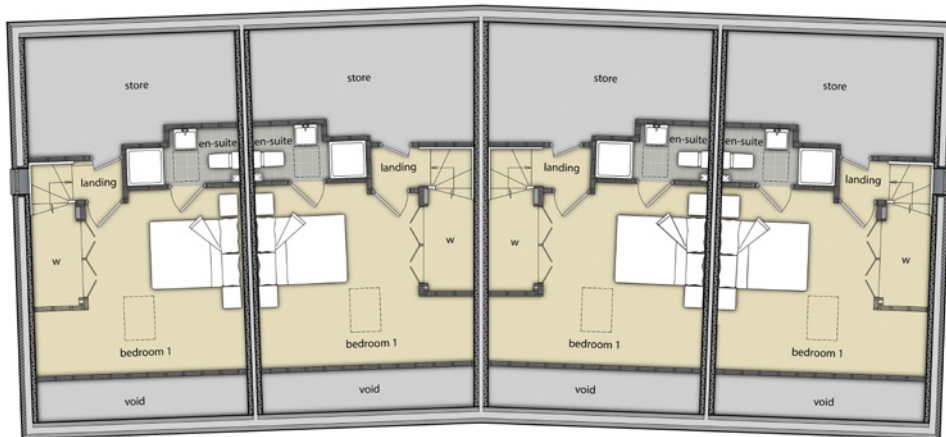
GROUND FLOOR		
Kitchen	2.9 x 2.4m	9.5 x 7.9ft
Living / Dining Room	5.3 x 4.5m	17.4 x 14.8ft
Downstairs Toilet	1.4 x 0.9m	4.6 x 2.8ft

FIRST FLOOR



FIRST FLOOR		
Bed 2	4.5 x 2.9m	14.8 x 9.5ft
Bathroom	1.9* x 2.5m	6.2 x 8.2ft
Study / Bed 4	2.4 x 1.9m	7.9 x 6.2ft
Bed 3	3.1 x 2.5m	10.2 x 8.2ft

SECOND FLOOR



SECOND FLOOR		
Bedroom 1	4.5 x 3.9m **	14.8 x 12.8ft
En-suite	1.1 x 2.5m	3.6 x 8.2ft
** at widest point		
TOTAL AREA:	98 sq m	1060 sq ft



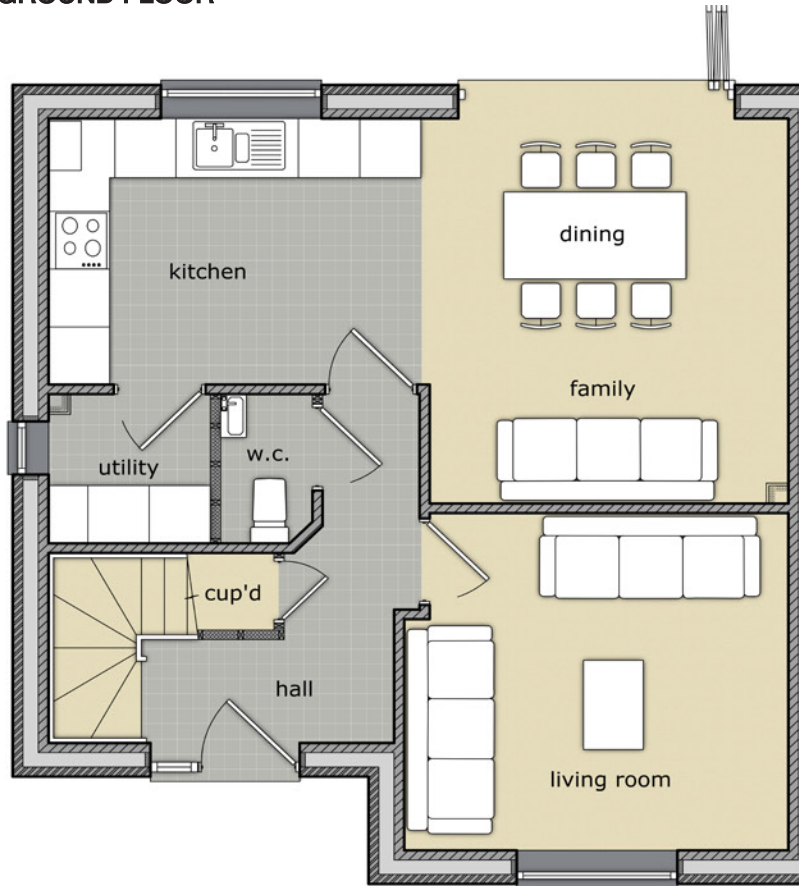
THE BELGARD – 3 BEDROOM SEMI-DETACHED WITH SINGLE PARKING SPACE

Briefly comprising an impressive entrance hall, a large lounge, an extremely large, well-proportioned living kitchen, family and dining room, separate utility room and downstairs toilet. On the first floor a good-sized family bathroom and three generous bedrooms. The master bedroom features its own en-suite bathroom. The property is completed with a single parking space. The gardens are landscaped to the front and rear of the property.

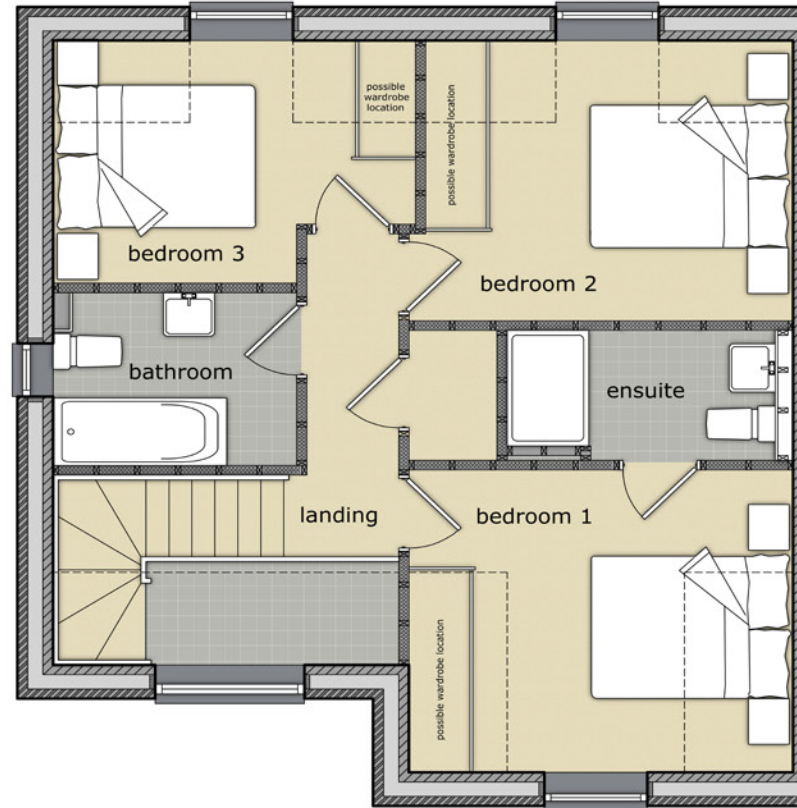
THE BELGARD – 3 BEDROOM SEMI-DETACHED WITH SINGLE PARKING SPACE

PLOTS 6,7

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR		
Kitchen	2.7 x 3.5m	8.8 x 11.4ft
Dining / Family Space	3.5 x 4m	11.4 x 13ft
Living Room	3.7 x 3.4m	12.1 x 11.2ft
Utility Room	1.5 x 1.5m	4.9 x 4.9ft
Downstairs Toilet	0.9 x 1.6m	2.9 x 5.2ft

FIRST FLOOR		
Bed 1	3.5 x 2.8m	11.5 x 9.2ft
Bed 2	3.7 x 3.1m	12.1 x 10.2ft
Ensuite	2.7 x 1.3m	8.9 x 4.3ft
Bathroom	1.7 x 2.3m	5.6 x 7.5ft
Bed 3	2.4 x 3.5m	7.9 x 11.5ft
* at widest point		
TOTAL AREA:	104 sq m	1125 sq ft



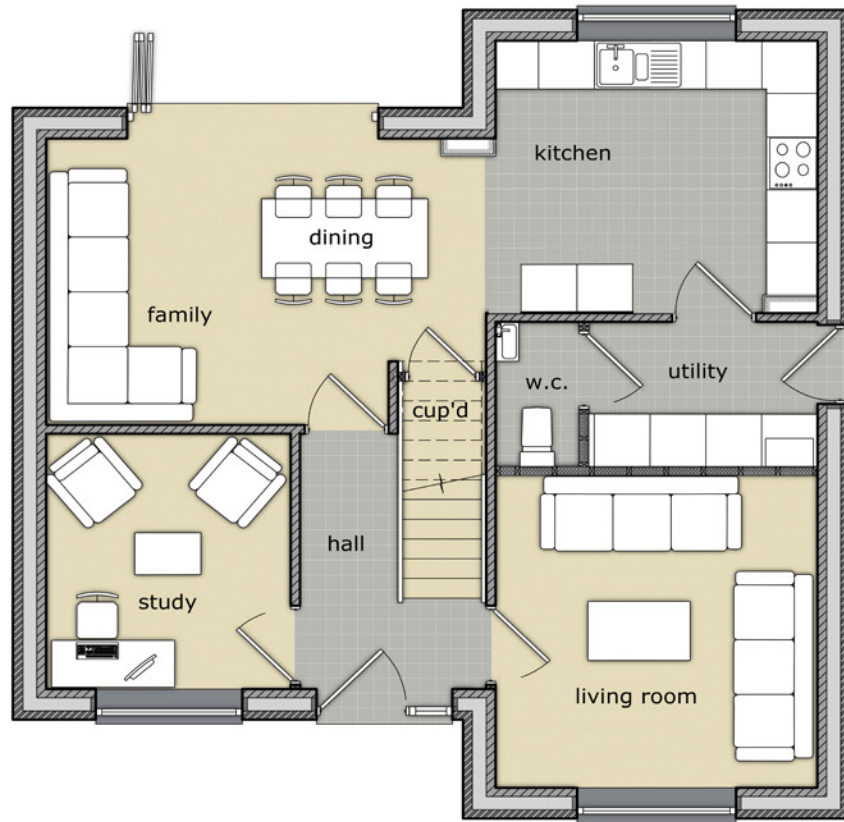
THE DOVER – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

Briefly comprising an impressive entrance hall, a large lounge, a well-proportioned kitchen, family and dining room, utility room, study and downstairs toilet. On the first floor a good-sized family bathroom and four generous bedrooms. The master bedroom features an en-suite bathroom. The property is completed with a single detached garage. The gardens are landscaped to the front and rear of the property.

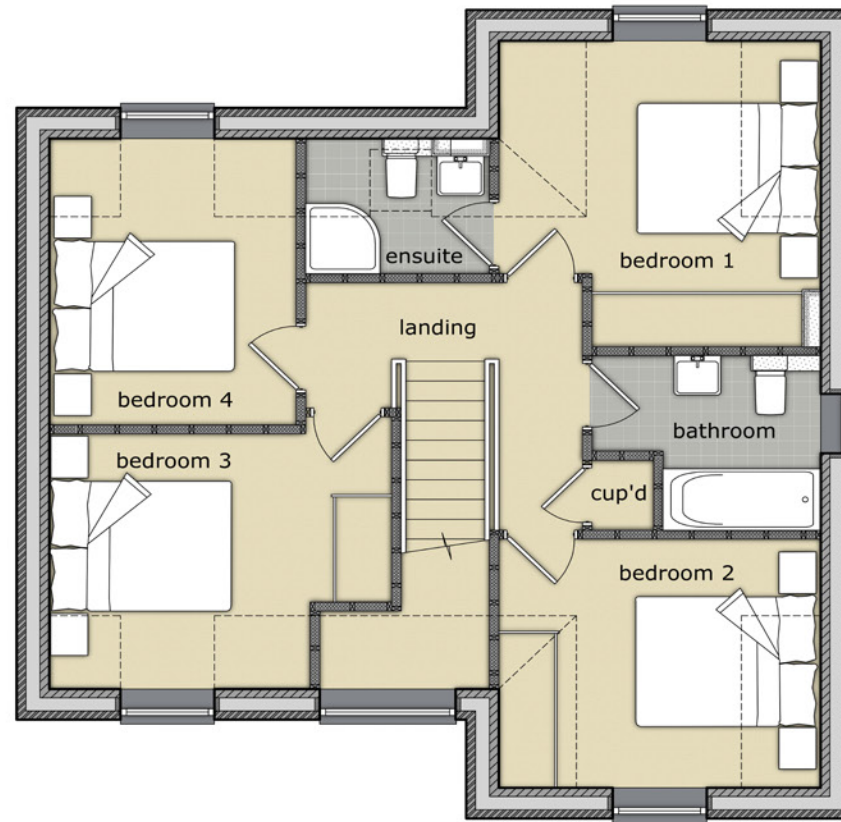
THE DOVER – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

PLOT 62

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR		
Kitchen	3.4 x 3m	11.2 x 9.8ft
Family / Dining	4.7 x 3.2m	15.4 x 10.5ft
Living Room	3.5 x 3.4m	11.5 x 11.2ft
Utility Room	2.4 x 1.4m	7.9 x 4.6ft
Downstairs Toilet	0.85 x 1.5m	2.79 x 9.8ft
Study	2.6 x 2.8m	8.5 x 9.2ft

FIRST FLOOR		
Bed 1	3.4 x 3.4m	11.2 x 11.2ft
Ensuite	1.7 x 1.5m	5.6 x 4.9ft
Bed 2	3.4 x 2.8m	11.2 x 9.2ft
Bathroom	2.4 x 1.9m	7.9 x 6.2ft
Bed 3	3.6 x 2.8m	11.8 x 9.2ft
Bed 4	3.2 x 2.6m	10.5 x 8.5ft
* at widest point		
TOTAL AREA:	122 sq m	1323 sq ft



Edinburgh front view



Edinburgh rear view

THE EDINBURGH – 4 BEDROOM DETACHED WITH SINGLE ATTACHED GARAGE & COVERED PARKING

Briefly comprising an impressive entrance hall, a large lounge, a well-proportioned kitchen, family and dining room, a separate utility room, study and downstairs toilet. On the first floor a good-sized family bathroom and four generous bedrooms. The master bedroom features its own en-suite bathroom. The property is completed with an integral single garage & covered parking space. The gardens are landscaped to the front and rear of the property.

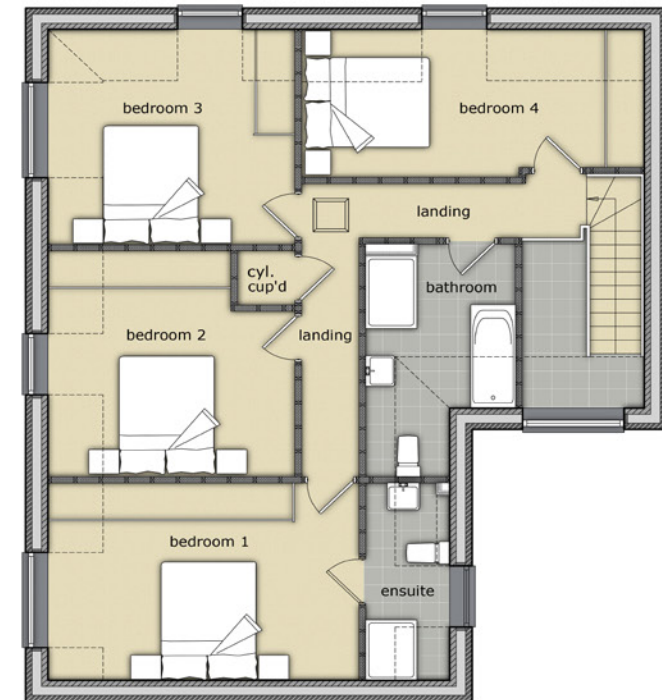
THE EDINBURGH – 4 BEDROOM DETACHED WITH SINGLE ATTACHED GARAGE & COVERED PARKING

PLOT 59

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR		
Kitchen	3.9 x 2.5m	12.8 x 8.2ft
Family / Dining	3.3 x 3.9m	10.8 x 12.8ft
Living Room	5.4 x 3.4m	17.7 x 11.2ft
Utility Room	2.5 x 1.2m	8.2 x 3.9ft
Downstairs Toilet	1.6 x 0.9m	5.2 x 3.1ft
Study	2.6 x 2.2m	8.5 x 7.2ft

FIRST FLOOR		
Bed 1	4.8 x 3.2m	15.7 x 10.5ft
Ensuite	1.3 x 3.2m	4.3 x 10.5ft
Bed 2	3.7 x 3.9m	12.1 x 12.8ft
Bathroom	2.8 x 2.3m	12.5 x 7.5ft
Bed 3	3.8 x 3.5m	12.5 x 11.5ft
Bed 4	2.4 x 5.3m	7.9 x 17.4ft
* at widest point		
TOTAL AREA:	156 sq m	1680 sq ft

SPECIFICATIONS*

- The whole home is finished to an exceptional standard with a high level of detail in all areas.
- Bi-fold doors fitted as standard* in your home.
- Oak doors and staircase fitted internally as standard.
- Underfloor heating is fitted to the ground floor in selected house types.
- All bathroom areas are part-tiled and fitted with contemporary fittings and sanitary ware.
- Lighting will be fitted on appropriate external walls.
- All gardens are turfed with a patio laid at no extra cost, boundary fences are also included as per the siteplan.



KITCHEN SPECIFICATION

Each Meadowview home is unique and has been designed with the modern family in mind. The images shown within this brochure show a proposed finish and style of some of our previously completed homes.

All our kitchens include:

- Kitchen units with a choice of doors and handles.
- Soft close doors and drawers.
- Selected Bosch appliances with upgrade options.
- 4 ring induction hob.
- Plumbing for a washing machine and tumble dryer.

UPGRADE OPTIONS

Please see our specification and upgrade brochure for full details of the items that you can upgrade to in your new home.



* Speak to our sales team about a full list of standard specification items, patio doors are standard in some housetypes.





MEADOWVIEW

Homes

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