



MEADOWVIEW  
Homes

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# GLAPWELL GARDENS

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GLAPWELL  
S44 5PY

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



A PASSION FOR *quality* LIVING  
December 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



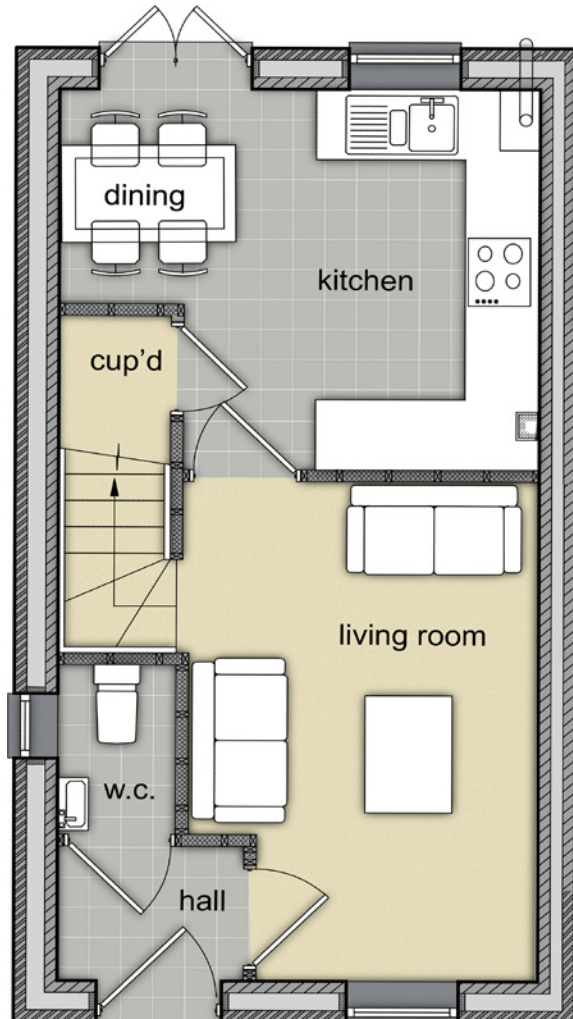
## THE LANCASTER – 2 BEDROOM SEMI-DETACHED WITH TWO PARKING SPACES

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.

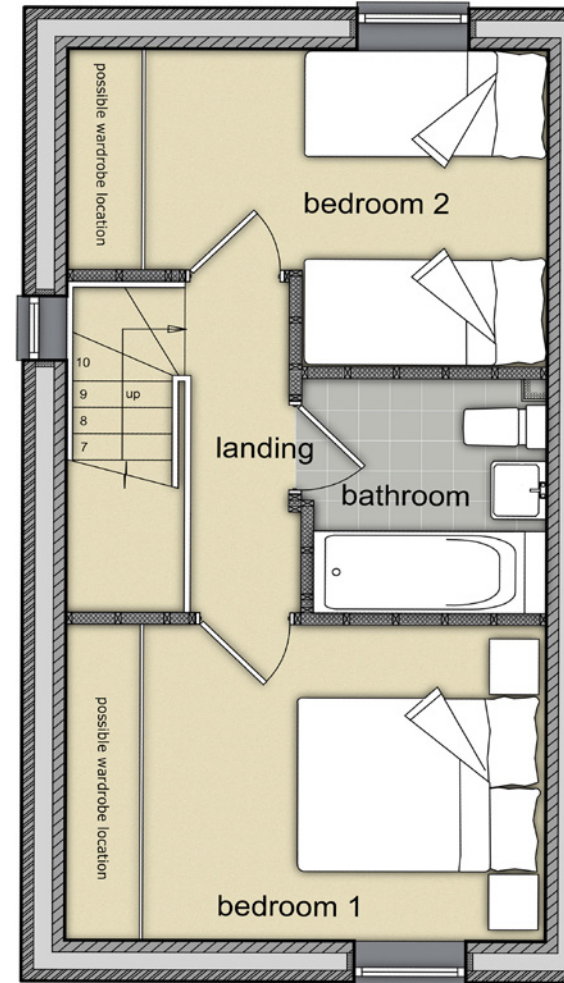
# THE LANCASTER – 2 BEDROOM SEMI-DETACHED WITH TWO PARKING SPACES

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		
<b>TOTAL AREA:</b>	<b>60 sq m</b>	<b>656 sq ft</b>



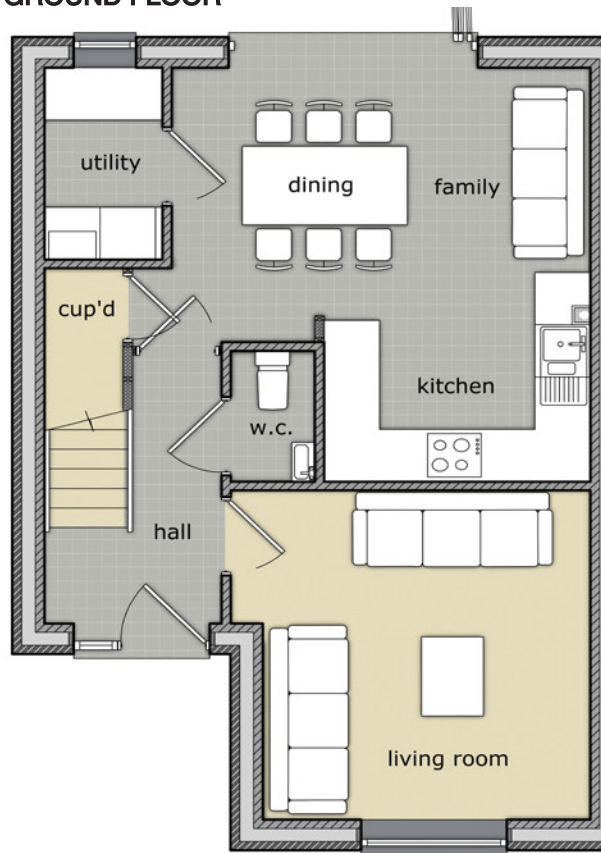
## THE MILLTOWN – 3 BEDROOM SEMI-DETACHED WITH COVERED PARKING

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

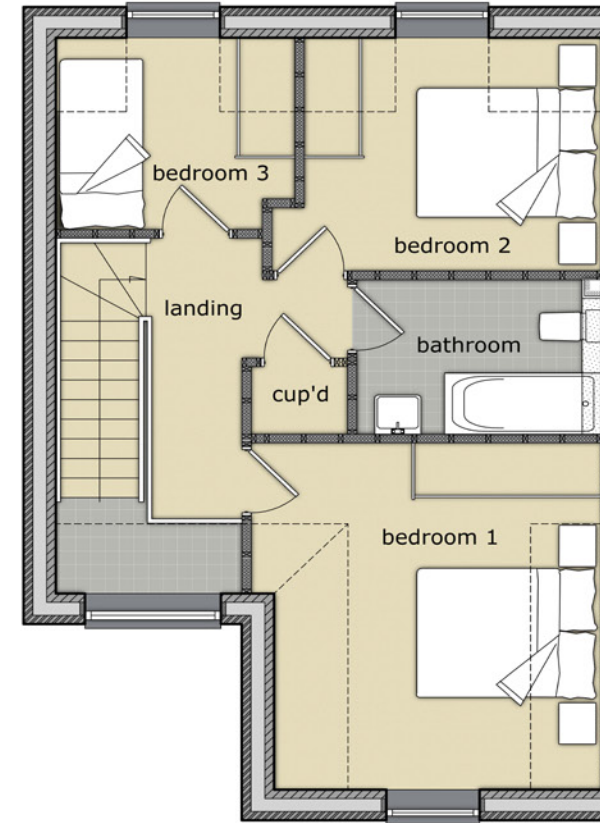
PLOTS 60,61

## 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		
<b>TOTAL AREA:</b>	<b>98 sq m</b>	<b>1060 sq ft</b>



## THE LINCOLN – 4 BEDROOM TOWNHOUSE

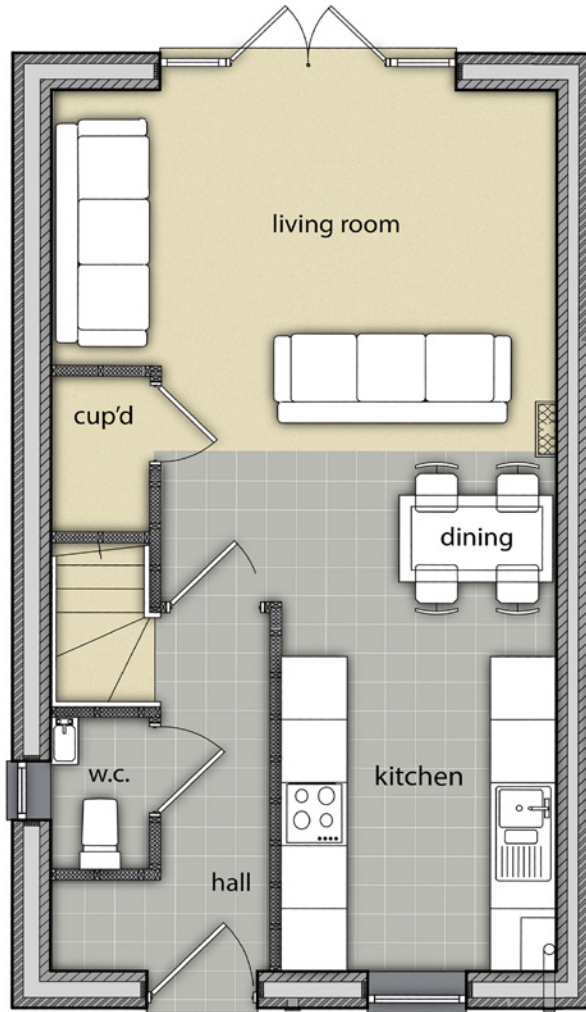
Briefly comprising an entrance hall leading to an open plan living kitchen, dining area and a downstairs toilet, on the first floor a good-sized family bathroom and two bedrooms with a useful home office / 4th bedroom. The large master bedroom is situated on the second floor and features its' own en-suite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

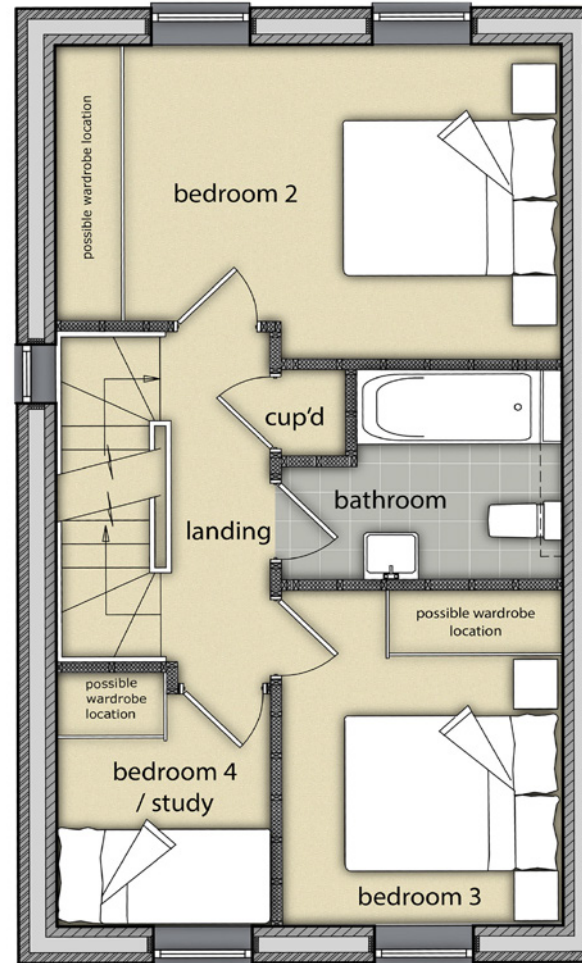
PLOTS 54,55,56,57

## GROUND FLOOR



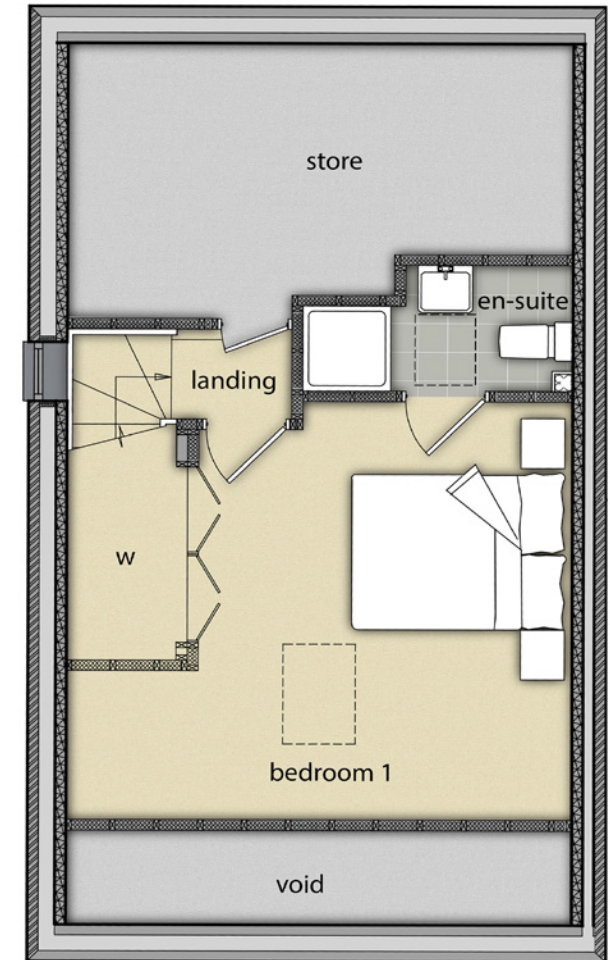
GROUND FLOOR		
Kitchen	2.9 x 2.4m	9.5 x 7.9ft
Living / Dining Room	5.3 x 4.5m	17.4 x 14.8ft
Downstairs Toilet	1.4 x 0.9m	4.6 x 2.8ft

## 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		
<b>TOTAL AREA:</b>	<b>98 sq m</b>	<b>1060 sq ft</b>



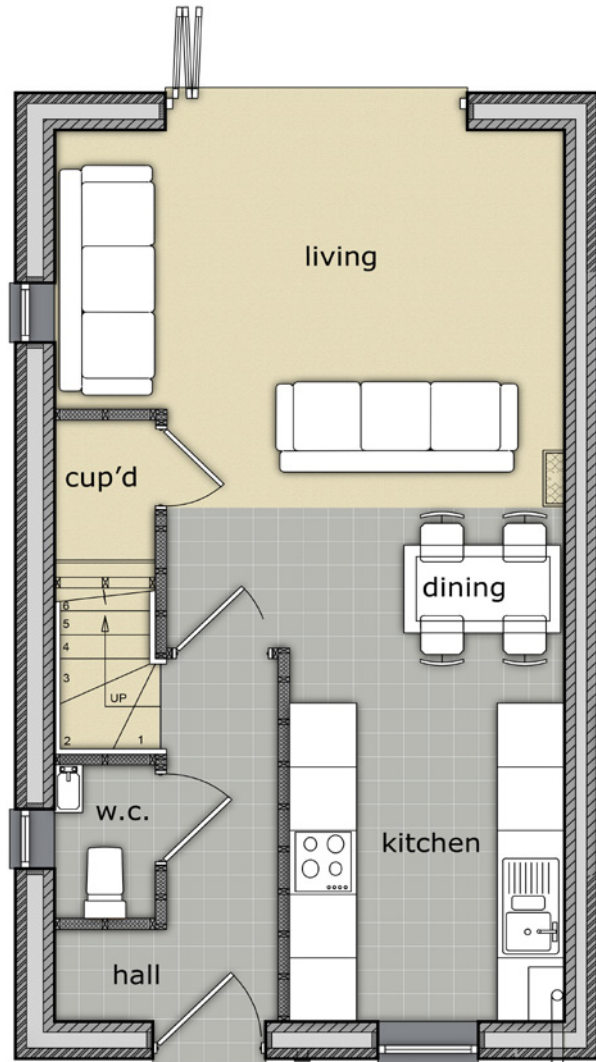
## THE DURHAM – 4 BEDROOM SEMI-DETACHED

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 DURHAM – 4 BEDROOM SEMI-DETACHED

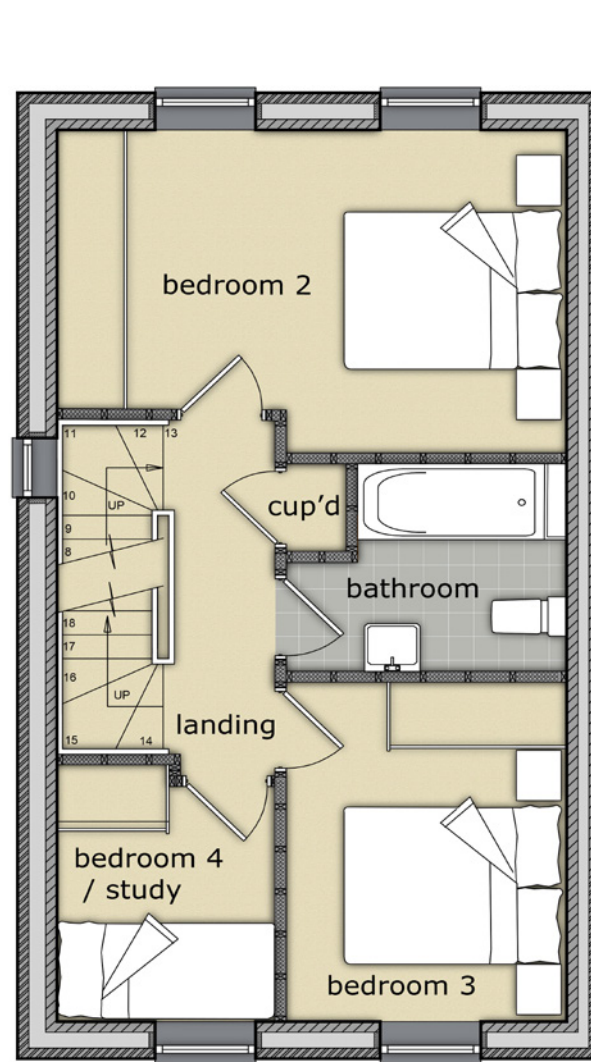
PLOTS 13,14,15,16,17,38,39

**GROUND FLOOR**



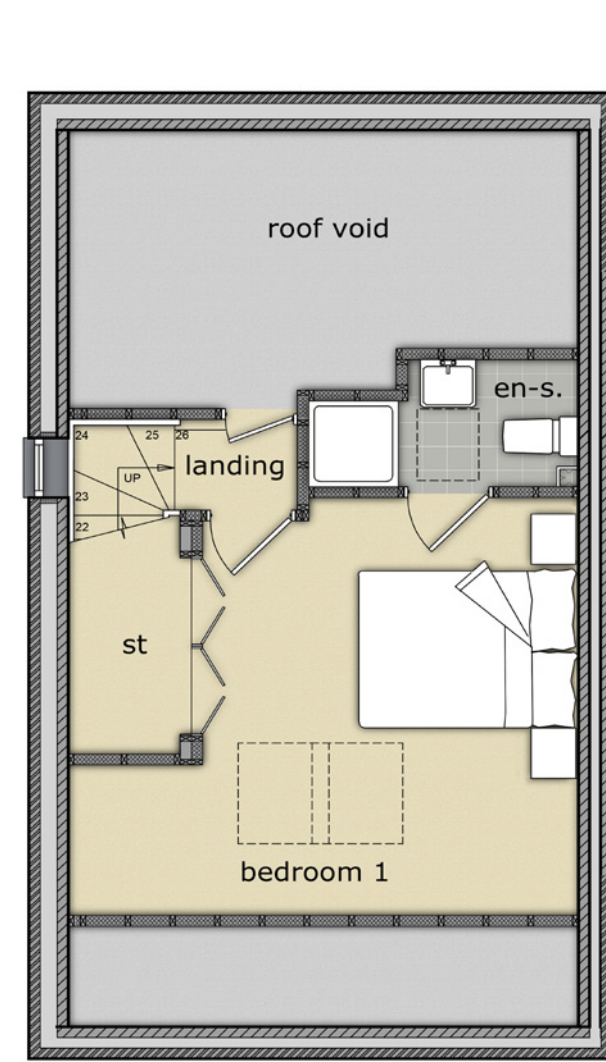
GROUND FLOOR		
Kitchen / Living / Dining Room	8.3 x 4.5m	27.2 x 14.8ft
Downstairs Toilet	0.8 x 1.4m	2.6 x 4.6ft

**FIRST FLOOR**



FIRST FLOOR		
Bed 2	4.5 x 3m	14.8 x 9.8ft
Bathroom	1.9* x 2.4m	6.2 x 7.9ft
Study / Bed 4	1.9 x 2.3m	6.2 x 7.5ft
Bed 3	3.1 x 2.4m	10.2 x 7.9ft

**SECOND FLOOR**



SECOND FLOOR		
Bedroom 1	3.9 x 4.5m **	12.8 x 14.8ft
En-suite	1.3 x 1.1m	4.3 x 3.6ft
** at widest point		
<b>TOTAL AREA:</b>	<b>98 sq m</b>	<b>1060 sq ft</b>



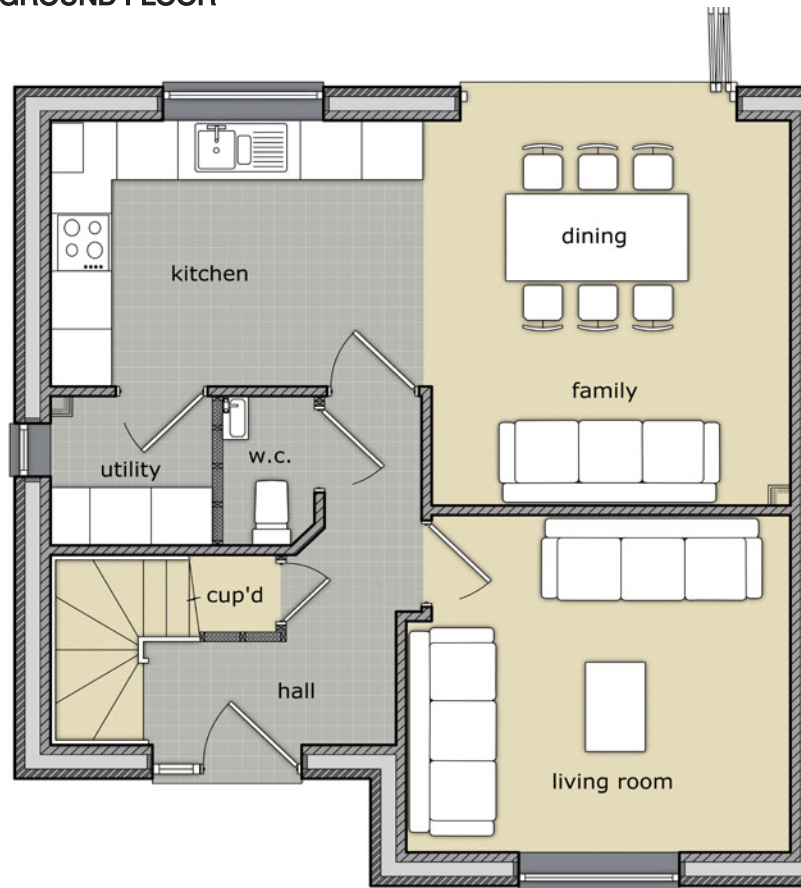
## THE BELGARD – 3 BEDROOM SEMI-DETACHED WITH SINGLE PARKING SPACE

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

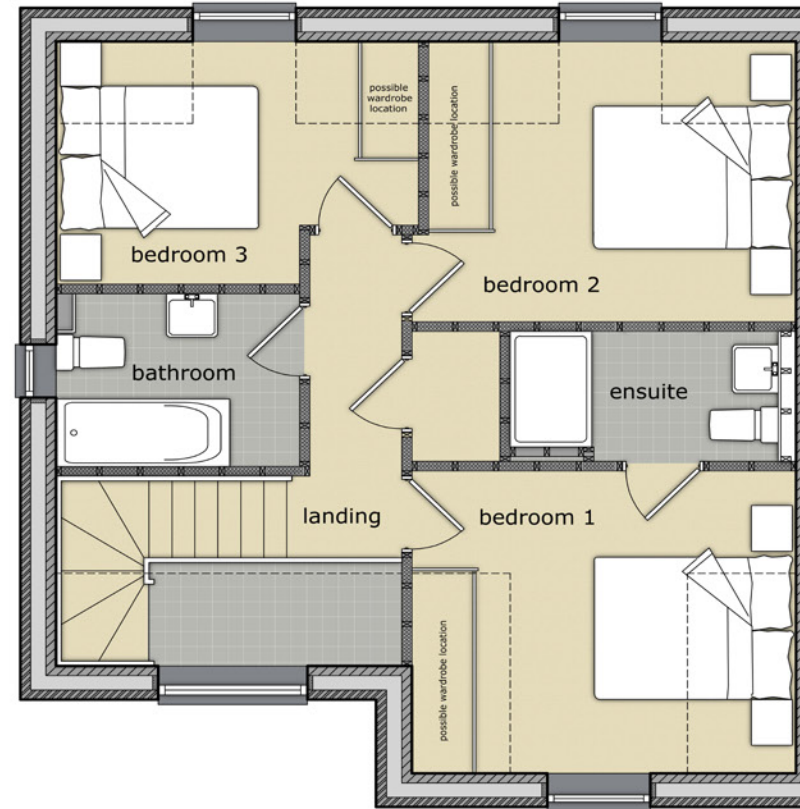
PLOTS 6,7

## GROUND FLOOR



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



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		
<b>TOTAL AREA:</b>	<b>104 sq m</b>	<b>1125 sq ft</b>



## THE FARNHAM – 3 BEDROOM SEMI-DETACHED

Briefly comprising a great sized entrance hall, a large lounge, a well-proportioned kitchen dining room, utility room and separate downstairs toilet. On the first floor a good-sized family bathroom and three good sized bedrooms. The master bedroom features its own en-suite bathroom. The gardens are landscaped to the front and rear of the property.

# THE FARNHAM – 3 BEDROOM SEMI-DETACHED

PLOTS 18,19,46,47,63,64

## GROUND FLOOR



## FIRST FLOOR



GROUND FLOOR		
Kitchen / Dining	4.3 x 3.5m	14.1 x 11.5ft
Living Room	3.4 x 5.9m	11.2 x 19.4ft
Utility Room	1.8 x 1.4m	5.9 x 4.6ft
Downstairs Toilet	1.4 x 1.5m	4.6 x 4.9ft
Cloakroom	1 x 1.5m	3.3 x 4.9ft

FIRST FLOOR		
Bed 1	3.6 x 3.3m	11.8 x 10.8ft
Ensuite		
Bed 2	3.4 x 2.6m	11.2 x 8.5ft
Bathroom	2.2 x 2.1m	7.2 x 6.9ft
Bed 3	3.1 x 2.3m	10.2 x 7.5ft
* at widest point		
<b>TOTAL AREA:</b>	<b>105 sq m</b>	<b>1135 sq ft</b>



Plot 44 with added gable feature

## THE ROCHESTER – 3 BEDROOM DETACHED WITH COVERED PARKING SPACES

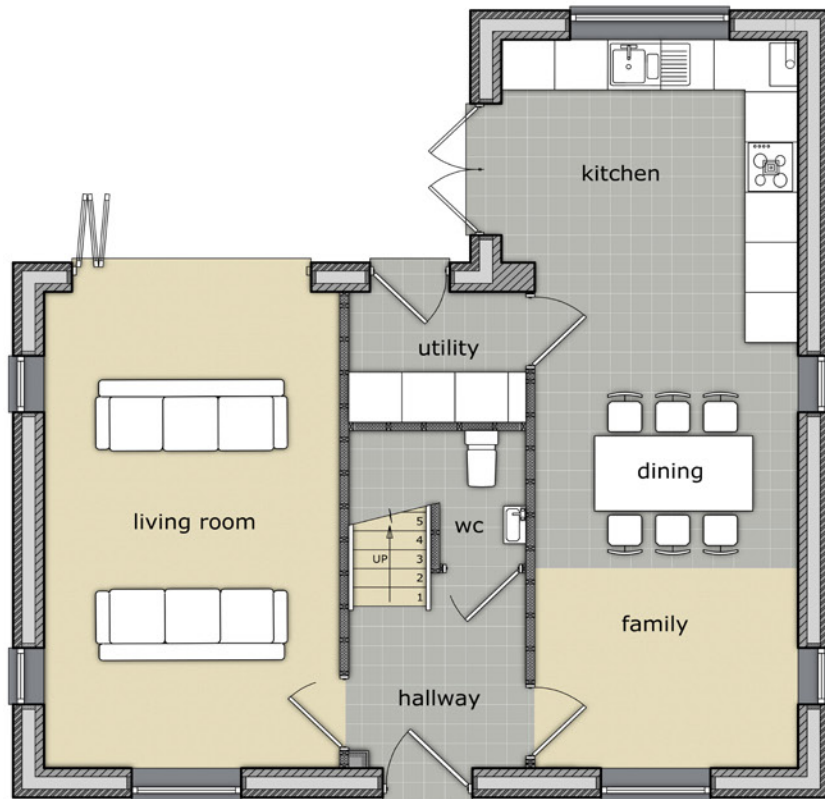
Briefly comprising an impressive entrance hall, a large lounge, a large, well-proportioned living kitchen, family and dining room, utility room and downstairs toilet. On the first floor a good-sized family bathroom and three generous bedrooms. The master bedroom features an en-suite bathroom. The property is completed with covered parking. The gardens are landscaped to the front and rear of the property. Plot 44, The Rochester is completed with an added gable feature.



# THE ROCHESTER – 3 BEDROOM DETACHED WITH COVERED PARKING SPACES

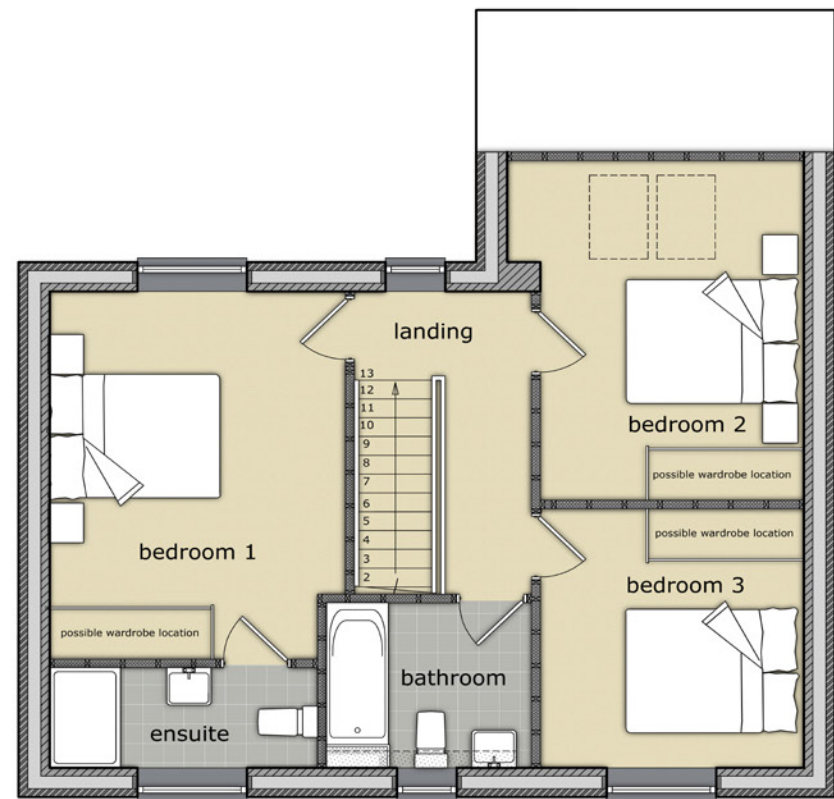
PLOTS 40,41,42,43,44,45

## GROUND FLOOR



GROUND FLOOR		
Kitchen	3.3 x 3.6m	10.8 x 11.8ft
Dining Area	5.0 x 2.9m	16.4 x 9.5ft
Living Room	3.2 x 5.6m	10.4 x 18.3ft
Utility Room	1.9 x 1.5m	6.2 x 4.9ft
Downstairs Toilet	0.9 x 1.5m	2.9 x 4.9ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	3.2 x 4.3m	10.4 x 14.1ft
Ensuite	2.9 x 1.1m	9.5 x 3.6ft
Bed 2	2.9 x 4.2m	9.5 x 13.7ft
Bathroom	2.2 x 1.9m	7.2 x 6.2ft
Bed 3	2.9 x 3.0m	9.8 x 9.5ft
* at widest point		
<b>TOTAL AREA:</b>	<b>115 sq m</b>	<b>1247 sq ft</b>



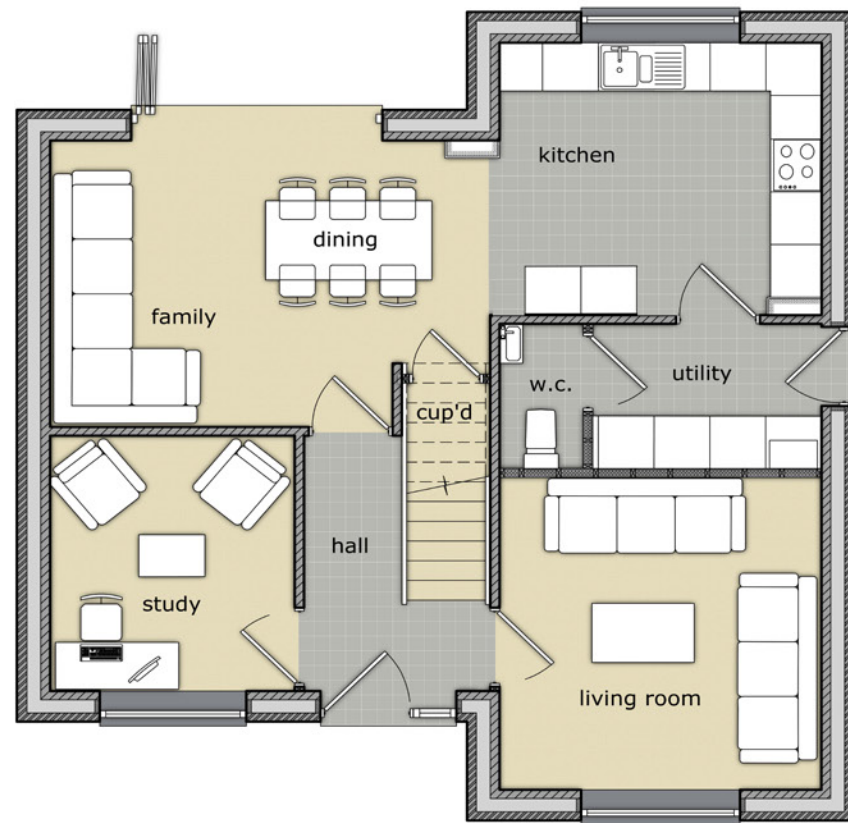
## THE DOVER – 4 BEDROOM SEMI-DETACHED WITH SINGLE GARAGE

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 SEMI-DETACHED WITH SINGLE GARAGE

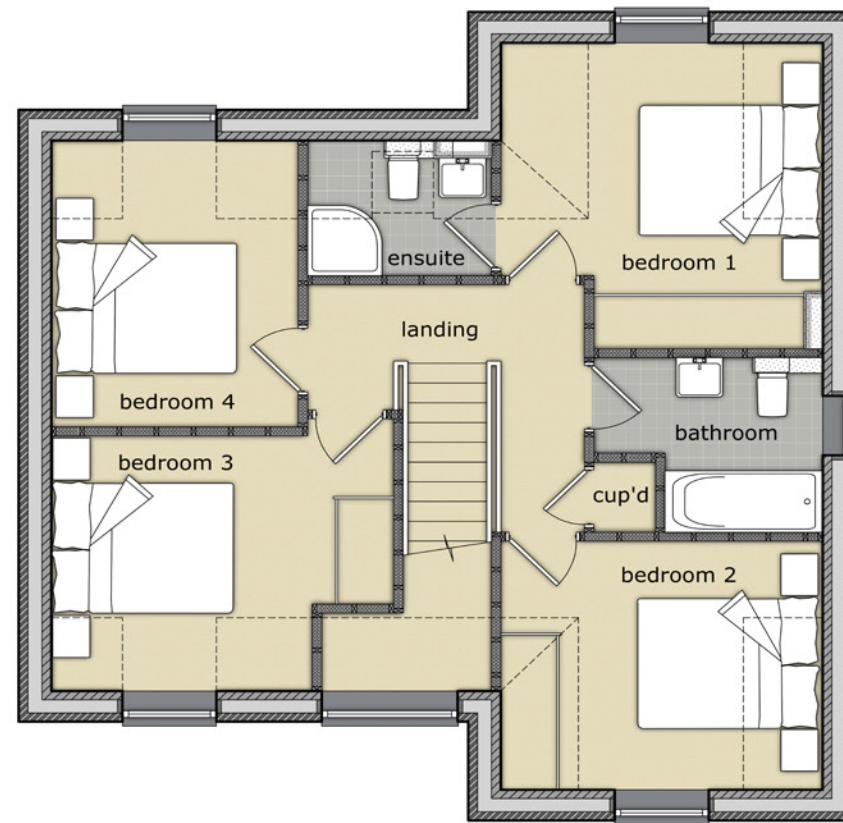
PLOT 62

## GROUND 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



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		
<b>TOTAL AREA:</b>	<b>122 sq m</b>	<b>1323 sq ft</b>



## THE WINCHESTER – 4 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

Briefly comprising an impressive entrance hall, a large lounge, an extremely large, well-proportioned living 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 its own en-suite bathroom. The property is completed with an integral single garage. The gardens are landscaped to the front and rear of the property.

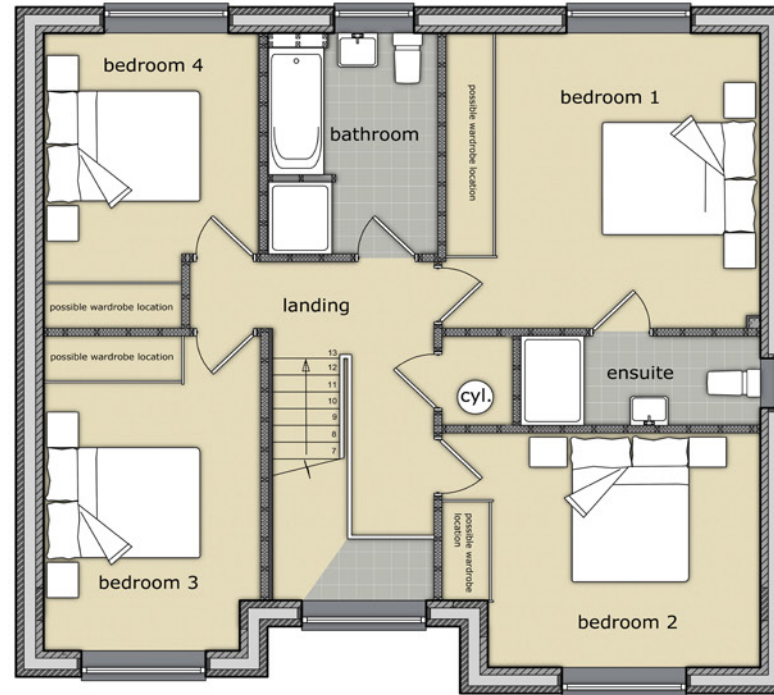
# THE WINCHESTER – 4 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

PLOTS 20,22,24,26,30,32

## GROUND FLOOR



## FIRST FLOOR



GROUND FLOOR		
Kitchen	3.7 x 3.9m	12.1 x 12.8ft
Family / Dining	3.1 x 4.8m	10.2 x 15.7ft
Living Room	4 x 4.4m	13.1 x 14.4ft
Utility Room	2 x 1.7m	6.6 x 5.6ft
Downstairs Toilet	1.5 x 0.9m	4.9 x 3.0ft
Study	2.5 x 2.1m	8.2 x 6.9ft

FIRST FLOOR		
Bed 1	3.9 x 3.9m	12.8 x 12.8ft
Ensuite	3 x 1.2m	9.8 x 3.9ft
Bed 2	3.1 x 3.9m	10.2 x 12.8ft
Bathroom	2.1 x 2.9m	6.9 x 9.5ft
Bed 3	2.7 x 4.1m	8.9 x 13.5ft
Bed 4	2.7 x 3.9m	8.9 x 12.8ft
* at widest point		
<b>TOTAL AREA:</b>	<b>140 sq m</b>	<b>1517 sq ft</b>



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.

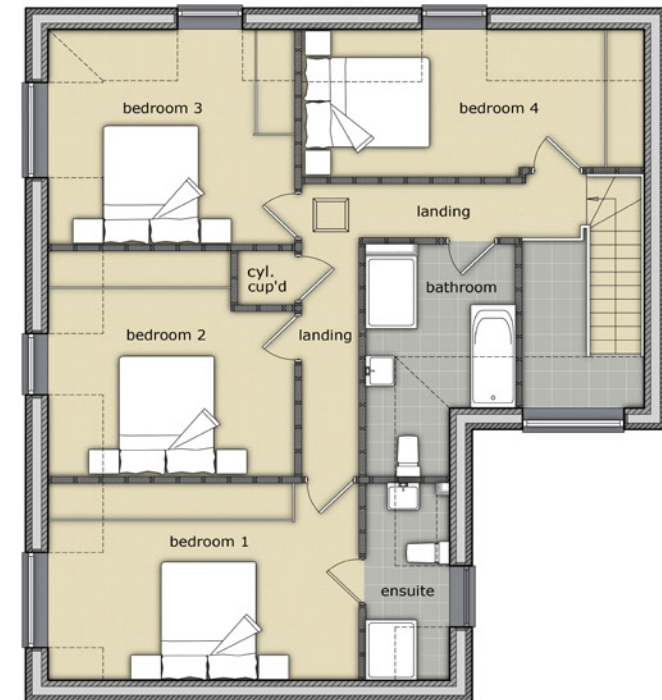
# THE EDINBURGH – 4 BEDROOM DETACHED WITH SINGLE ATTACHED GARAGE & COVERED PARKING

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		
<b>TOTAL AREA:</b>	<b>156 sq m</b>	<b>1680 sq ft</b>



## THE HAMPTON – 5 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

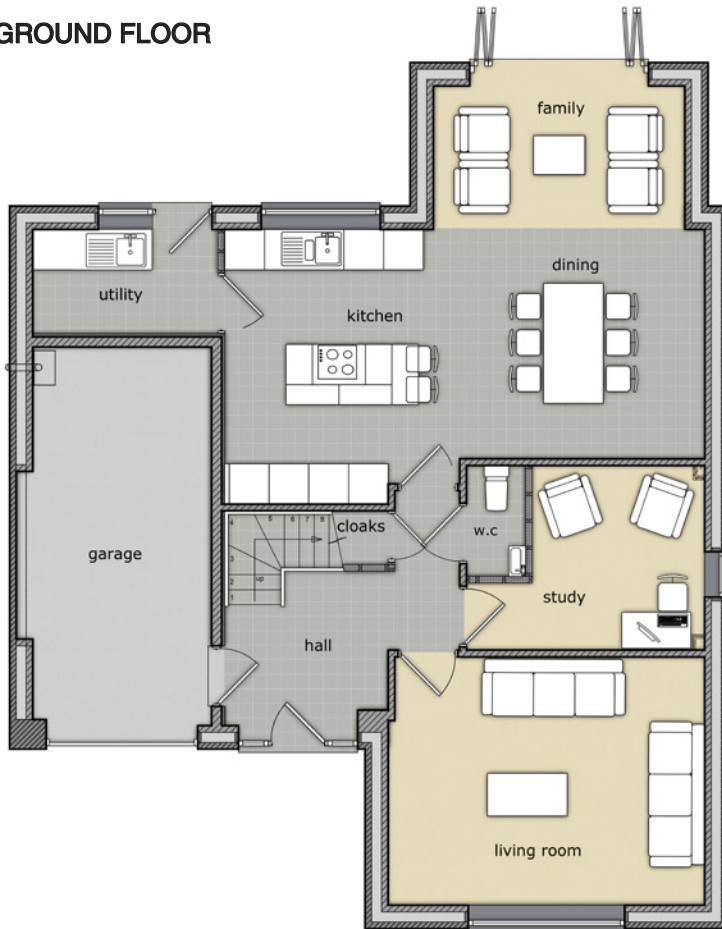
Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, study, utility room and downstairs toilet, on the first floor a good-sized family bathroom and five bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single integral garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.



# THE HAMPTON – 5 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

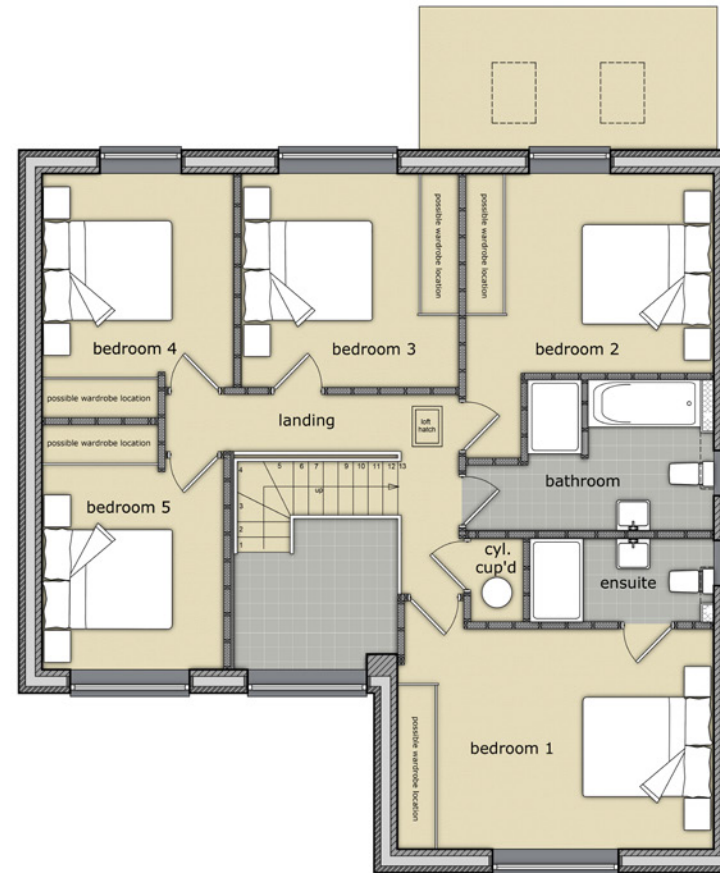
PLOTS 21,25,28,31,34

## GROUND FLOOR



GROUND FLOOR		
Living Room	3.6 x 4.7m	11.8 x 15.4ft
Kitchen Diner	3.3 x 7.2m	10.8 x 23.6ft
Family Space	2.1 x 3.7m	6.9 x 12.1ft
Study	3.6 x 2.7m	11.8 x 8.9ft
Utility	1.5 x 2.7m	4.9 x 8.9ft
Downstairs Toilet	1.6 x 0.8m	5.2 x 2.6ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1 *	3.2 x 4.7m	10.5 x 15.4ft
Ensuite	2.7 x 1.1m	8.9 x 3.6ft
Bed 2	2.9 x 3.7m	9.5 x 12.1ft
Bed 3	3.1 x 3.2m	10.2 x 10.5ft
Bed 4	3.4 x 2.8m	11.2 x 9.2ft
Bed 5	3.1 x 2.7m	10.2 x 8.9ft
Bathroom	2.7 x 2.4m	8.9 x 7.9ft
* at widest point		
<b>TOTAL AREA:</b>	<b>166 sq m</b>	<b>1790 sq ft</b>

# 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

Meadowview Homes, Oaklands, 103 Duffield Road, Derby, DE22 1AE  
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