



Marble Square

EXCLUSIVELY
SHARED
OWNERSHIP



Somewhere to call home

Marble Square

Site plan

	The Eston 2 bedroom home		The Meadowsweet 3 bedroom home
	The Buttercup 2 bedroom home		The Laurel 3 bedroom home
	The Hadley 3 bedroom home		The Cornflower 3 bedroom home
	The Crimson 3 bedroom home		The Belgrave 4 bedroom home
	The Blackthorne 3 bedroom home		

SS: Electrical Substation



0115 671 0397 | sales@thesohub.co.uk | placesforpeople.co.uk/marble-square

Nightingale Road, Osmaston, Derby DE24 8BF

Please note: All CGIs, floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail, including individual plot plans and colours. Sizes and dimensions approximate and subject to change. Correct at time of print – June 2025

North



3540/V1/16.06.2025

KITCHENS

- Symphony fitted kitchen
- Laminate worktop
- Stainless steel single sink with chrome mixer tap
- Single electric oven with four-ring gas hob and stainless steel splashback
- Cooker hood
- Fridge/Freezer

PLUMBING AND HEATING

- Gas-fired combi boiler

ELECTRICAL

- Low energy light fittings and switching
- TV point to lounge and main bedroom
- White sockets and switches
- Mains-wired smoke detectors

BATHROOMS AND EN-SUITES

- White bathroom suite
- White wash basin pedestal unit with chrome mixer tap
- Porcelanosa tiles
- En-suite with white sanitaryware plus shower tray and glass shower screen (where applicable)

INTERNAL FINISHES

- Vinyl flooring in the kitchen, bathroom, W.C and en-suite (where applicable)
- Carpets in the remaining rooms

DOORS AND WINDOWS

- Multi-locking composite front door
- PVC double glazed windows

EXTERNAL

- Solar panels
- External lighting to the front
- Front garden landscaping
- Turfed rear garden
- Outside tap



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Marble Square

The Buttercup 2 bedroom house

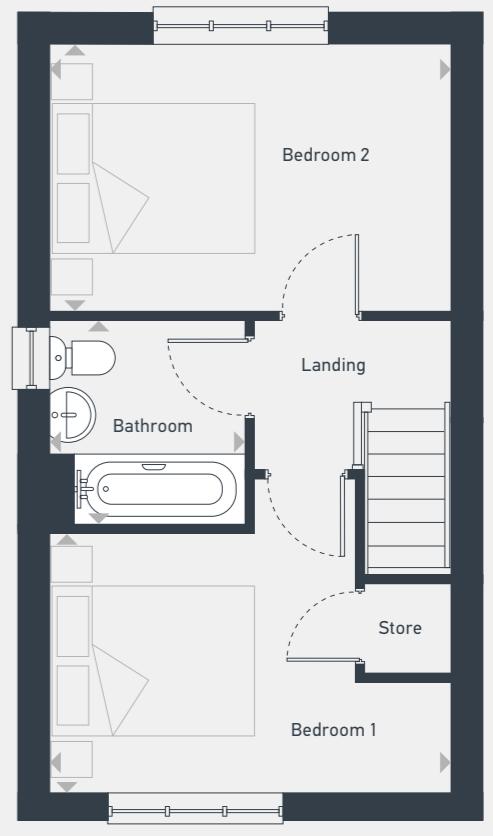


Plots as drawn: 13,15,22,26,28,30,245
Plots handed: 14,16,31,23,27,29,244

60.48 sq.m / 651 sq.ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Living	3.99m x 3.72m	13'1" x 12'2"
Kitchen/Dining	3.63m x 3.03m	11'11" x 9'11"

DIMENSIONS	m	ft
Bedroom 1	3.99m x 2.67m	13'1" x 8'9"
Bedroom 2	3.99m x 2.56m	13'1" x 8'5"
Bathroom	2.02m x 1.94m	6'7" x 6'4"

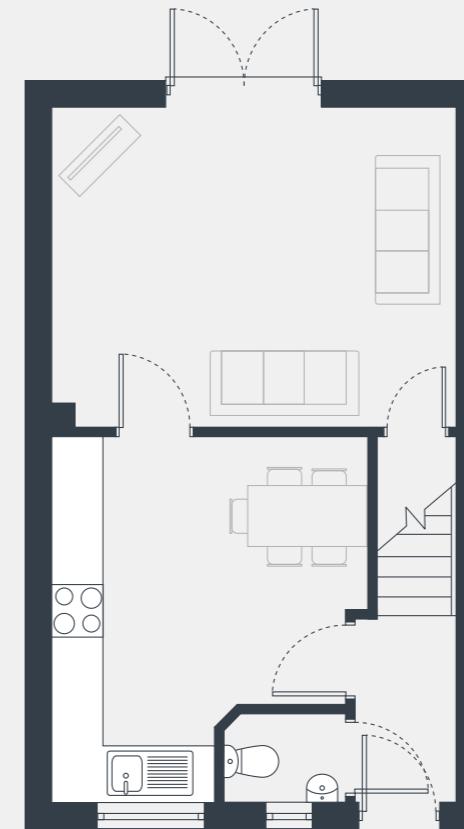
Marble Square

The Cornflower 3 bedroom home

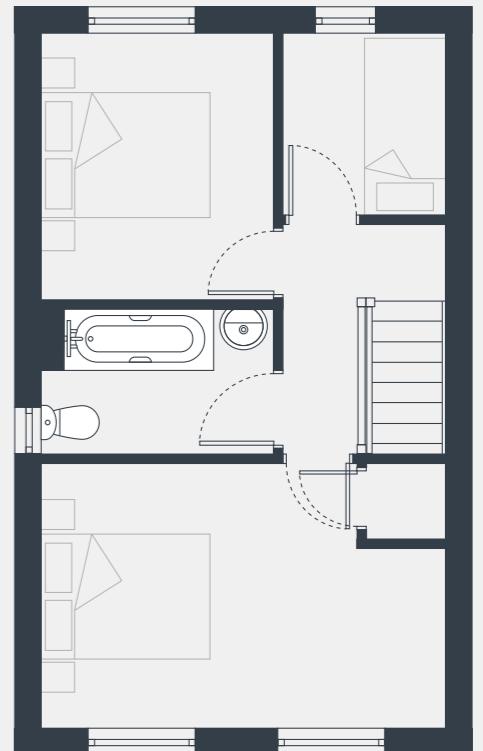


Plots as drawn: 8,32,304,306
Plots handed: 33,305,307,326

70.98 sq m / 764 sq ft



GROUND FLOOR



FIRST FLOOR

DIMENSIONS	m	ft
Kitchen/Dining	4.10m x 3.54m	13'1" x 11'2"
Lounge	4.49m x 3.57m	14'9" x 11'2"

DIMENSIONS	m	ft
Bedroom 1	4.49m x 2.94m	14'9" x 9'8"
Bedroom 2	2.98m x 2.57m	9'9" x 8'5"
Bedroom 3	2.04m x 1.83m	6'8" x 6'0"
Bathroom	2.57m x 1.65m	8'5" x 5'5"

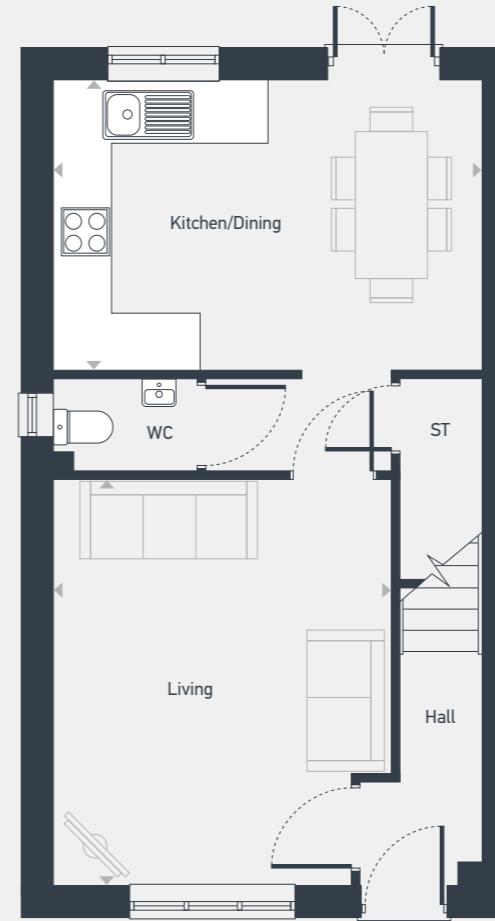
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The MeadowSweet 3 bedroom home

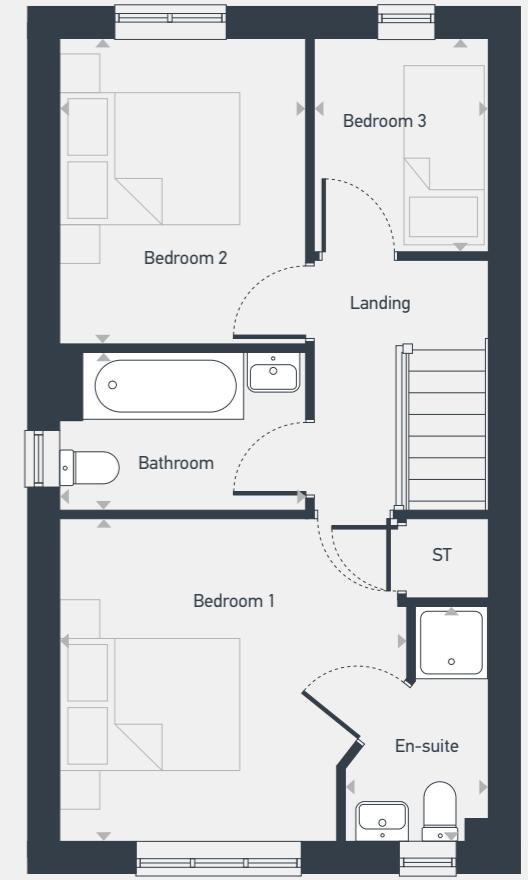


Plot as drawn: 218
Plot handed: 217

77.3 sq.m / 832 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Storage WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.48m x 3.04m	14'8" x 9'11"
Living	4.27m x 3.55m	11'8" x 14'0"

DIMENSIONS	m	ft
Bedroom 1	3.65m x 3.39m	11'11" x 11'1"
En-suite	2.47m x 1.49m	8'1" x 4'11"
Bedroom 2	3.21m x 2.59m	10'6" x 8'6"
Bedroom 3	2.24m x 1.82m	7'4" x 6'0"
Bathroom	2.59m x 1.66m	8'6" x 5'5"

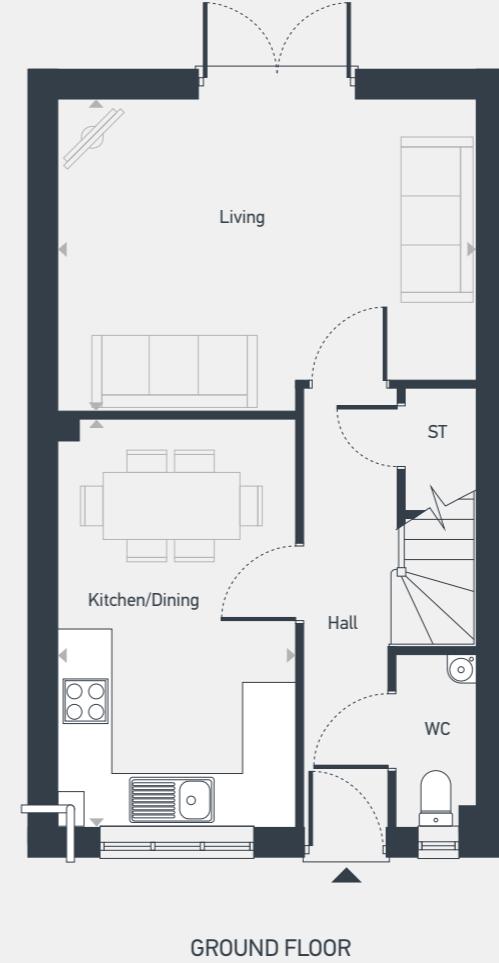
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The Hadley 3 bedroom home

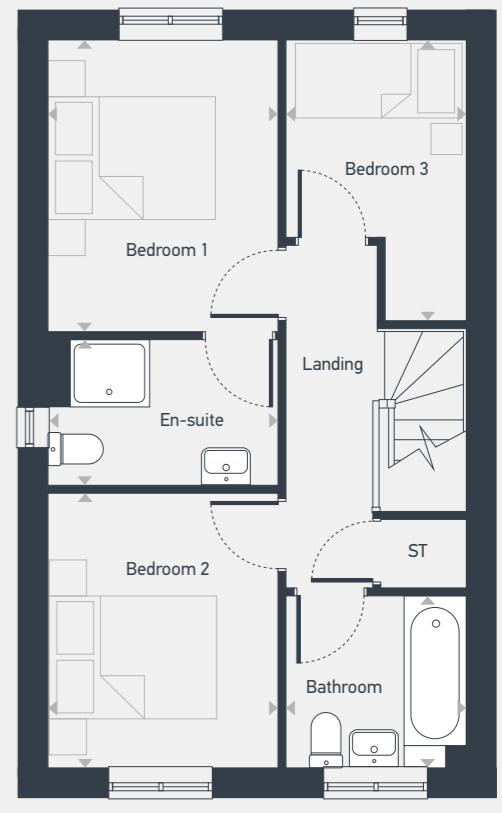


Plots as drawn: 302,308
Plots handed: 303,309

79.06 sq.m / 851 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Storage WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.61m x 2.67m	15'1" x 8'9"
Living	4.72m x 3.52m	15'6" x 11'7"

DIMENSIONS	m	ft
Bedroom 1	3.29m x 2.60m	10'10" x 8'7"
En-suite	2.60m x 1.64m	8'7" x 5'5"
Bedroom 2	3.10m x 2.60m	10'2" x 8'7"
Bedroom 3	3.18m x 2.03m	10'5" x 6'8"
Bathroom	2.03m x 1.94m	6'8" x 6'4"

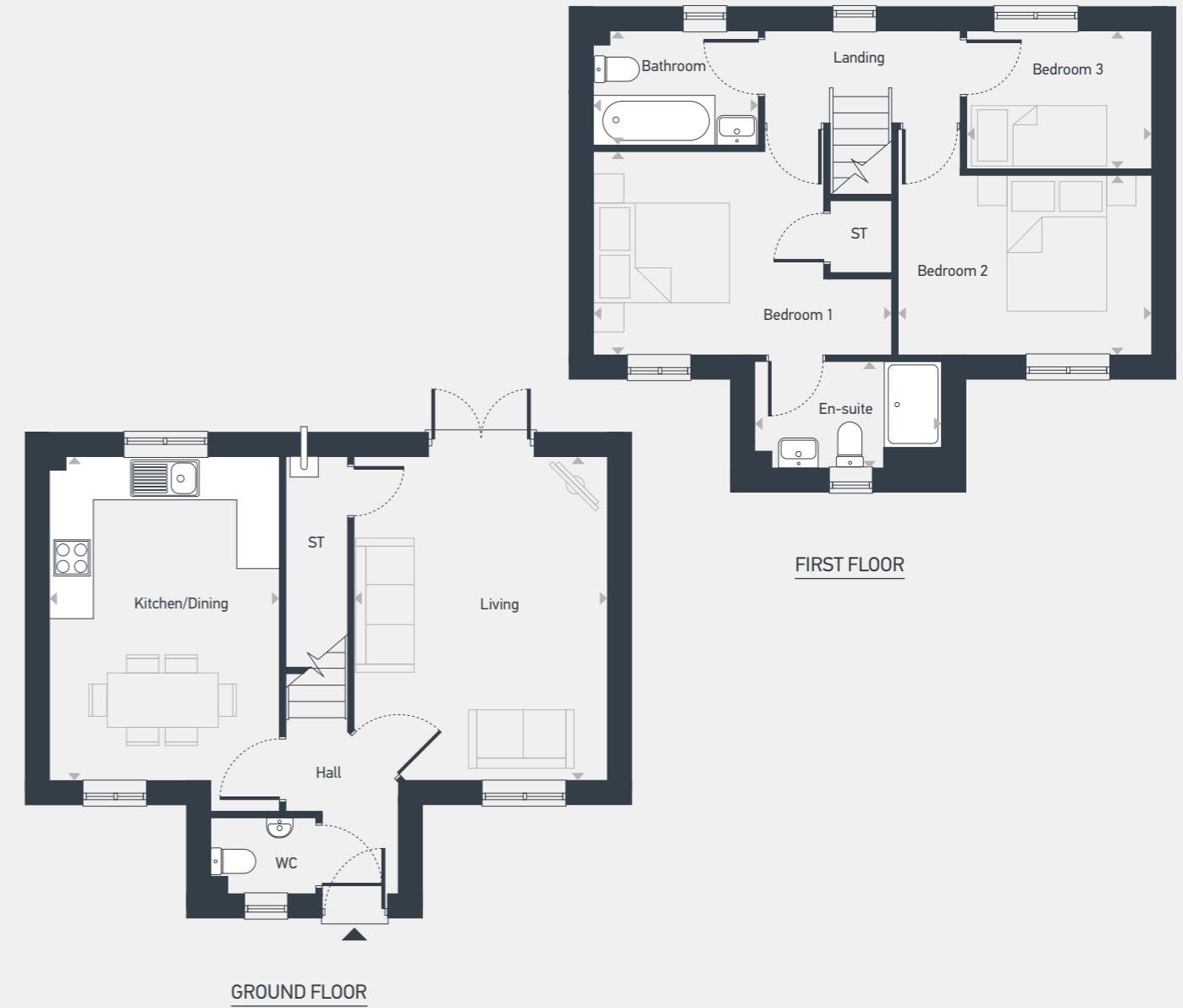
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The Blackthorne 3 bedroom home



Plot as drawn: 297
Plot handed: 319

79.6 sq.m / 857 sq.ft



ST: Storage WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.51m x 3.20m	14'10" x 10'6"
Living	4.51m x 3.53m	14'10" x 11'7"

DIMENSIONS	m	ft
Bedroom 1	3.20m x 2.83m	10'6" x 9'3"
En-suite	2.61m x 1.48m	8'7" x 4'10"
Bedroom 2	3.53m x 2.50m	11'7" x 8'2"
Bedroom 3	2.57m x 1.92m	8'5" x 6'3"
Bathroom	2.29m x 1.59m	7'6" x 5'2"

Marble Square

The Crimson 3 bedroom home



Plots as drawn: 7,318
Plots handed: 298,327

80.55 sq.m / 867 sq.ft



ST: Storage WC: Water Closet

DIMENSIONS	m	ft
Kitchen/Dining	4.56m x 3.24m	14'11" x 10'8"
Living	4.56m x 4.24m	14'11" x 13'11"

DIMENSIONS	m	ft
Bedroom 1	4.19m x 2.87m	13'9" x 9'5"
En-suite	2.65m x 1.52m	8'8" x 5'0"
Bedroom 2	3.57m x 2.54m	11'8" x 8'4"
Bedroom 3	2.61m x 1.96m	8'7" x 6'5"
Bathroom	2.33m x 1.63m	7'8" x 5'4"

Marble Square

The Belgrave 4 bedroom home



Plot as drawn: 20
Plot handed: 21

107.2 sq.m / 1,154 sq.ft



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

ST: Storage WC: Water Closet

DIMENSIONS	m	ft	DIMENSIONS	m	ft
Kitchen/Dining	4.82m x 2.91m	15'10" x 9'7"	Living	4.84m x 4.28m	15'10" x 14'0"
			Bedroom 1	4.08m x 2.81m	13'4" x 9'3"
			En-suite	1.93m x 1.66m	6'4" x 5'5"
			Bedroom 2	4.84m x 2.75m	15'10" x 9'0"
			Bedroom 3	3.57m x 2.68m	11'8" x 8'10"
			Bedroom 4	2.60m x 2.06m	8'6" x 6'9"
			Bathroom	2.79m x 1.94m	9'2" x 6'4"

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