



Campbell Homes Developments Ltd are Proud to Introduce

Clay Fields View

A Stunning New Development of
Contemporary Design & Spacious Interiors by an Established Developer

Three Bedroomed Detached Bungalows and a Three Bedroomed Detached House

Set in a Semi Rural Location in Clay Cross Chesterfield and **Backed by the Government Help to Buy Scheme**

Bungalows £249,995 House £229,995

Anticipated Completion Late 2019, Off Plan Reservations now being taken




















Campbell Homes Developments Ltd. 916-918 Herries Road. Hillsborough. Sheffield. S6 1QW

Telephone: 0114 2344669 Website: www.campbellhomes.co.uk Email: enquiries@campbellhomes.co.uk

Site Plan

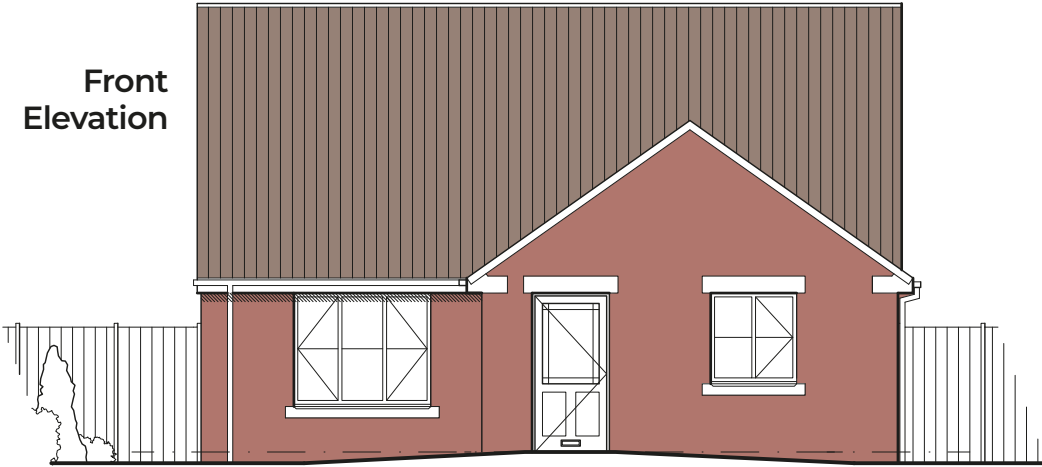
Site Plan Key

-  Trees to be Removed
-  Existing Trees Retained
-  Proposed Light Standard Tree
-  Ornamental Shrubs
-  Native Shrubs
-  Hedge
-  Grass
-  Existing Shrubs
-  Retaining Wall
-  150mm concrete kerb
-  50mm concrete pin kerb
-  Marshalls Saxon Buff or equivalent paving
-  Tarmac Road
-  Tarmac Path
-  1800 High Close Boarded Timber Fence
-  1500 High Close Boarded Timber Fence
-  Site Boundary



Bungalow Images

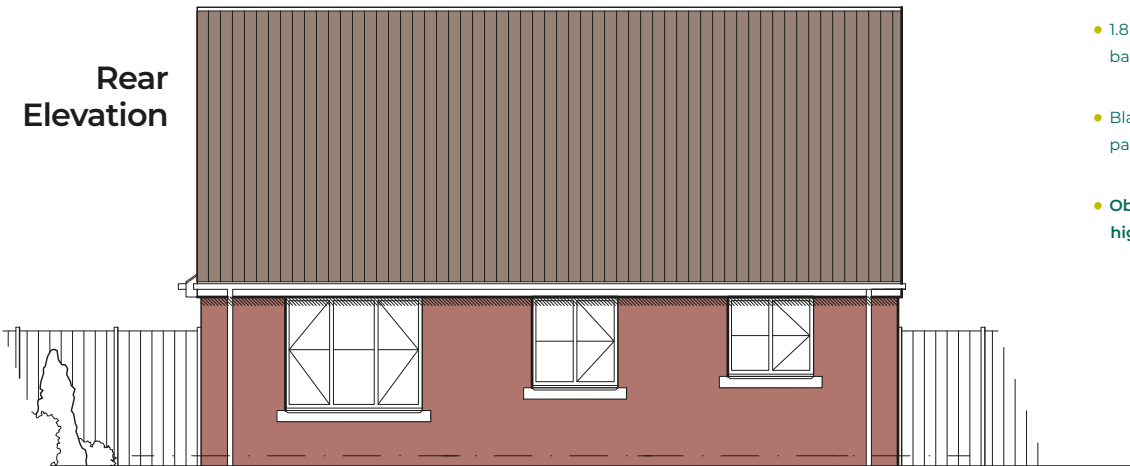
Front
Elevation



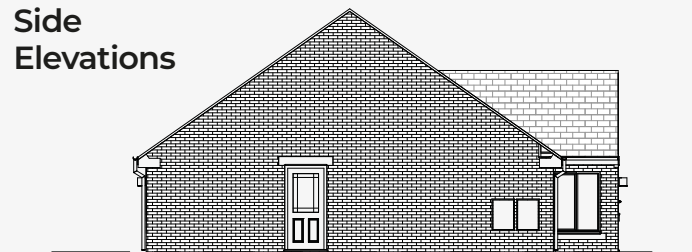
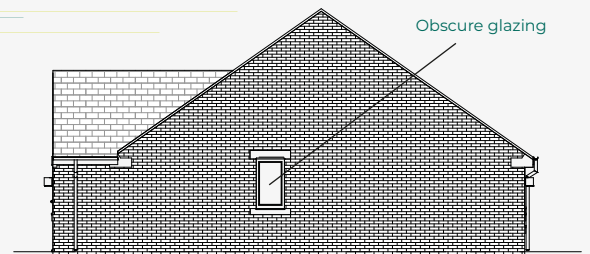
The Bungalows at Clay Fields View will comprise of:

- Marley Modern concrete interlocking roof tiles in a Smooth Brown colour
- Red Sandfaced Facing Brickwork by Carlton Bricks
- Obscure glazing
- White uPVC Windows
- White uPVC fascias and soffits with black plastic rainwater goods
- Cast stone cills
- 1.8m high fence and secure gate to back gardens
- Black composite door with glazed panel
- Obscure glazing windows have been highlighted below.

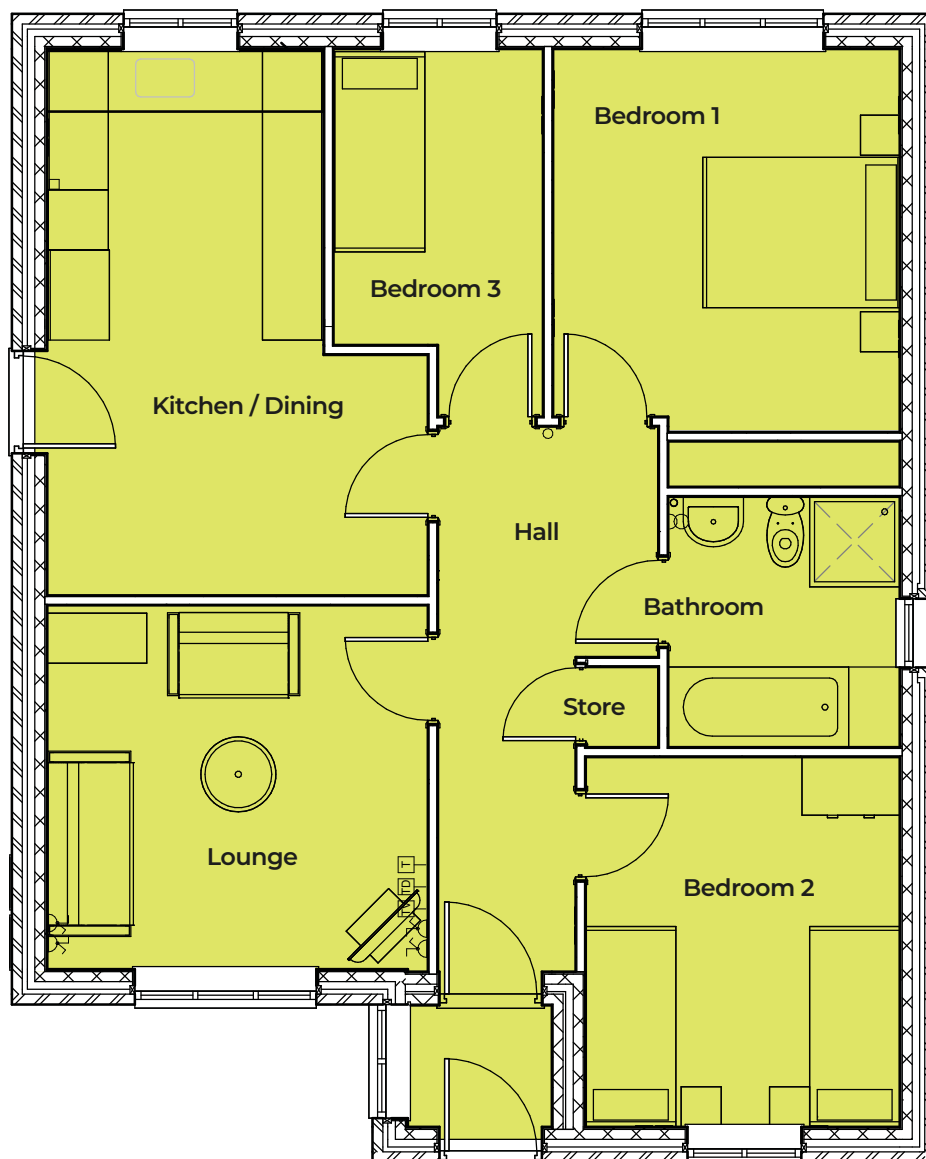
Rear
Elevation



Side
Elevations



Bungalow Floor Plans & Dimensions



Bedroom 1	3.690m x 3.490m (14m ²)
Bedroom 2	3.750m x 3.165m (12m ²)
Bedroom 3	2.957m x 2.100m (7m ²)
Bathroom	2.500m x 2.340m (6m ²)
Lounge	3.665m x 3.825m (14m ²)
Kitchen / Dining	5.475m x 2.775m, Extending to 3.825m (18m ²)



House Images

The House at Clay Fields View will comprise of Marley Modern concrete interlocking roof tiles in a Smooth Brown colour / Red Sandfaced Facing Brickwork by Carlton Bricks / Obscure glazing / White uPVC windows / Cast stone corbels and a Black composite door with glazed panel. **Obscure glazing windows have been highlighted below.**



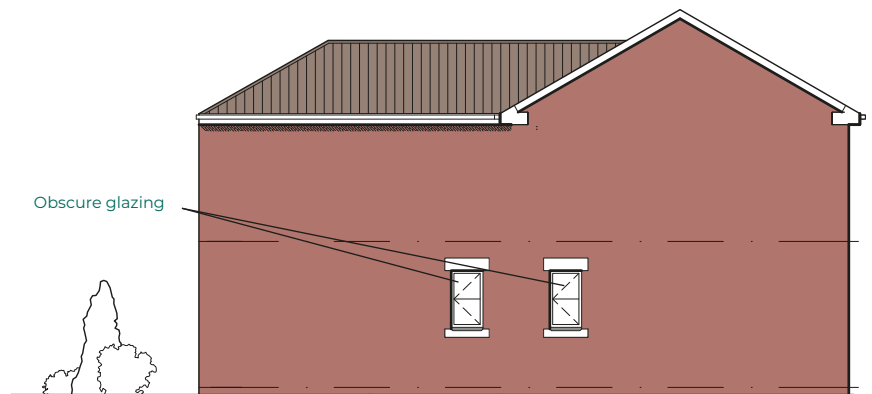
Front Elevation



Side Elevation



Rear Elevation

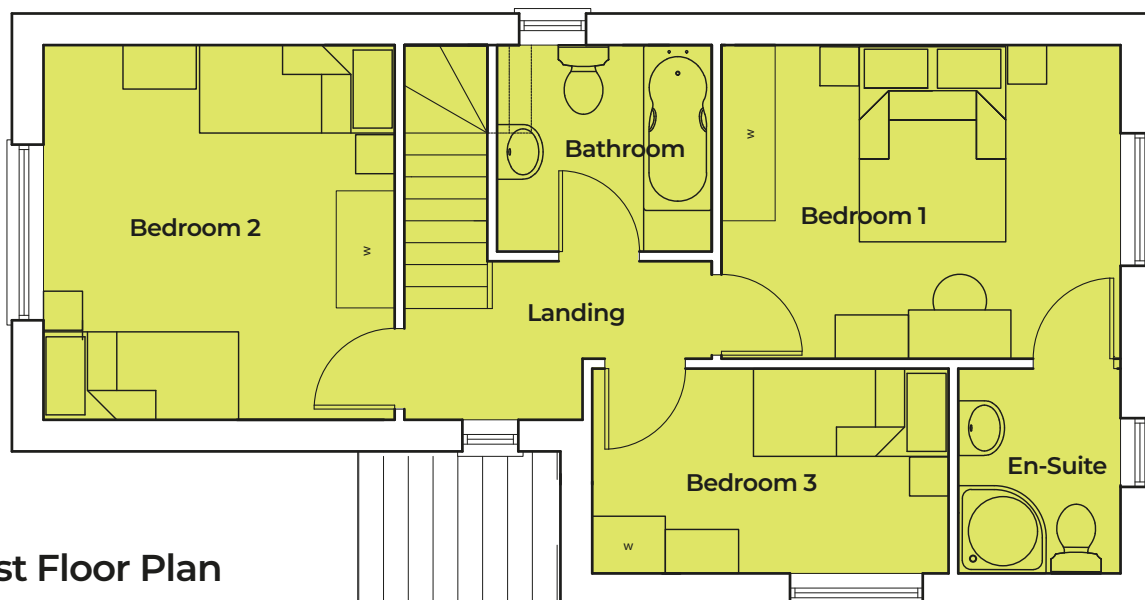


Side Elevation



Backed by HM Government

House Floor Plans & Dimensions



First Floor Plan



Ground Floor Plan

Bedroom 1	4.090m x 3.215m (12m ²)
En-Suite	2.100m x 1.660m (3m ²)
Bedroom 2	3.840m x 3.600m (14m ²)
Bedroom 3	3.653m x 2.100m (8m ²)
Lounge	3.840m x 3.600m (14m ²)
Kitchen / Dining	5.415m x 4.090m (22m ²)





Specifications

Important Notice

All items of specification may vary or be altered without prior notice at the developer's discretion.

All computer-generated images are for illustrative purposes only and room sizes are approximate

This brochure is purely to give a general idea of this development, all illustrations, plans and specifications are for general guidance only.

For further information please contact our office on 0114 2344669

Each home offers these features as standard:

- Oven, Hob and Extractor Fan
- Fridge/Freezer
- Washer
- Dishwasher
- Choice of Kitchen Units & Handles
- Kitchen Splash-back
- Choice of Flooring Throughout (Carpets/Vinyl)
- Choice of Wall Panels to Bathrooms
- Alarm System
- Smoke Detectors
- Satellite & TV Points to Lounge and Master Bedroom
- Landscaped Garden
- All properties have car parking for two cars

Upgrades are available

We can obtain quotations for the following:

Please Ask for anything not listed and we will advise if it can be supplied

- Granite Worktops
- Laminate Flooring
- Engineered Wood Flooring
- Extra Sockets
- Optional Garage at £8,500 / PLOT 6

Purchase Support Available

Help to Buy

Help to Buy is a Government scheme designed to help you get on the property market, whether you are a first-time buyer or looking to move up the property ladder. Help to Buy schemes are available on all our New Developments

Mortgage Advice

Campbell Homes Ltd has close associations with **Friends Capital Independent Mortgage & Loan Specialists** who will be able to search a range of products to suit your needs. They can also assist with completing the paperwork for the Help to Buy Scheme

10 Year New Build Guarantee

To give you peace of mind that all our building work is of the highest standard and has passed NHBC regulations

2 Year Campbell Homes Ltd Guarantee