

House No. 10
MAPLE CLOSE, SOUTH NORMANTON

FOUR BEDROOMED DETACHED HOUSE

Choice of carpets & flooring

4 bedroom detached house

Stylish family home

Large kitchen & garden room with patio doors

Master bedroom with dressing room & en-suite

Lounge with double doors to dining room

2 double bedrooms with bathroom on second floor

Integral garage

Description

House no. 10 is a stylish, architect-designed family home, on a new executive development presented to the highest quality throughout. This exciting home is arranged over 3 floors and is complemented with a block paved driveway & integral garage to the front with lawned garden to the rear.

The ground floor is deceptively large, with large open plan kitchen / garden room with patio doors and a lounge with double doors through to dining room complete with French doors.

The spacious kitchen area offers a variety of room layouts. The open plan design incorporates a garden room area which has a wealth of natural light provided by panoramic windows and large French doors which open onto the rear garden, making living and relaxing a pleasure.

The hand crafted staircase opens up to a large landing, the fabulous master bedroom with dressing room and en-suite shower room, a second double bedroom and large family bathroom.

A second staircase leads to the second floor which has two further spacious double bedrooms, a second bathroom with shower and play room or study in between.



Meadowbrook

Individually designed family homes

Maple Close (off Storth Lane)
South Normanton
Derbyshire
DE55 3BH



Accommodation

Exterior approach

A block paved driveway leads to the integrated garage complete with electronic roller shutter door and tiled canopy roof.

A manageable lawned area is to the side of the drive and path with gate runs round the side of the property through to the rear garden.

A stylish uPVC front door with textured glass flag and recessed downlighter completes the entrance.



Kitchen / Diner

Finished in beautiful cream cupboards with contrasting granite style worktops, the kitchen is beautifully appointed with integrated appliances, ceramic double sink, separate gas hob burner with stainless steel extractor hood over.

A matching splashback compliments the worktops and is complete with a range of double sockets, phone and TV aerial points.

An open plan area adjoins the kitchen, it could be used for a variety of uses, a bright and airy extension to the kitchen, a dining area or garden room. French doors and panoramic windows provide plenty of natural light and views into the rear garden.



Accommodation continued

Lounge area

The family lounge has double doors which open into a room which has multiple uses. It could be used as a dining room or garden room.

Double French doors open to the patio area and rear garden.

Multiple power, phone and TV points throughout offer a wide choice of room layouts.



Exterior (Rear)

Showing French doors to dining room / garden room and panoramic windows from the kitchen / dining area

A patio area leads to large lawned garden, a stone effect wall at the rear of the garden, gives a large raised area for bedding plants.



Accommodation continued

Master Bedroom

The landing area opens to the generous master bedroom, complete with dressing area.

This in turn leads into well presented en-suite shower room with large walk in shower, sink with pedestal and low cistern eco-flush wc.



Second Bedroom

The second double bedroom has a large uPVC window which overlooks the front of the house.



Family Bathroom

The generously sized family bathroom offers luxurious fittings including a large bath with splashback tiling, low cistern dual flush eco wc and sink with pedestal.



Accomodation continued

Bedrooms three & four (second floor)

The second natural wood staircase rises to a landing on the second floor and leads to both upper bedrooms and shower room.

They are both large double bedrooms with dormer style roof windows offering plenty of natural light.

A fully fitted shower room separates the two rooms and is furnished to a high standard with luxury shower enclosure, low cistern eco flush wc and sink with pedestal.

Opposite the shower room is an area which could be used as a play room or study.



Situation & Directions

South Normanton is situated near the Derbyshire / Nottinghamshire border next to J28 of the M1 / A38. From the M1 motorway, follow the main road into South Normanton, after approx 1/2 mile, turn left into Storth Lane, Maple Close can be found on the left hand side after approx 200yds. From Alfreton, follow the B6109 through South Normanton, after the roundabout with petrol garage, continue down the hill, Storth Lane can be found on the right hand side after approx 1/2 mile.



Energy & other information

Energy Efficiency Rating — B (81)

The energy efficiency rating is a measure of the overall efficiency of a home.

The higher the rating the more energy efficient the home is and lower the fuel bills are likely to be

The property's council tax is Band D (Bolsover District Council)

The property is fully backed by a 10 year NHBC guarantee (please see nhbc.co.uk for more information)

Purchasing incentives

Meadowbrook Developments have introduced a number of purchasing incentives for you.

- **Stamp Duty paid**
- **New carpets and flooring included**

More incentives are offered—please contact the showhome sales office for more details

About Meadowbrook Developments

We are a Progressive development company that brings together the best of the design and build technologies available. With each part of a development we use the most appropriate partners for the task in hand, as in the case at Maple Close. We use local companies where possible to provide informed local knowledge to ensure your home is built to the most exacting standards available and yet appropriate for living and lifetime enjoyment to you as the home owner.

Each house has been commissioned & designed by award winning Bakewell & Partners who specialise in urban design; they are a renowned Derbyshire firm of chartered architects and town planner.

Our building partners include, Maple Timber who supply our structurally designed timber engineered home, built and manufactured to the most advanced building standards that far exceed the current building regulation requirements. With both ecology and environment brought into play, each house is built to provide a home of distinction, whilst maintaining the minimum running costs for its owner families.

Our choice of local craftsmen from Oakenhall Building Services Ltd to not only construct, but to provide the first 2 years of building support to our new home clients ensures that the people who build your home, maintain it carefully to your satisfaction, to the standards that other major builders aspire.

We provide you with a point of contact from these craftsmen, who know your new home, solving any possible cause for concern you may have, whilst settling into your new Meadowbrook home. Come home, you've found what you've been looking for.

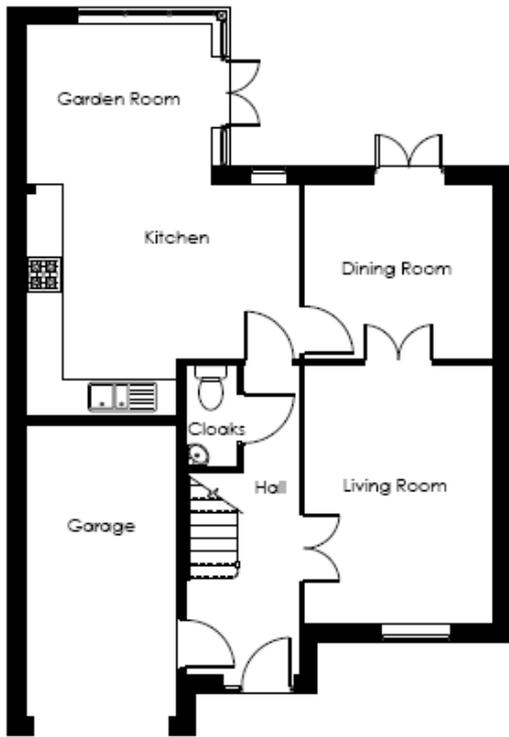
Disclaimer & Legal

Every effort has been made to ensure that the information in this brochure is correct at the time of publication. (October 2010)

All measurements are approximate and are believed to be correct.

Meadowbrook Developments have produced these details in good faith and believe they are an accurate reflection of the property advertised. Please contact the showhome sales office for more details.

Floor plans

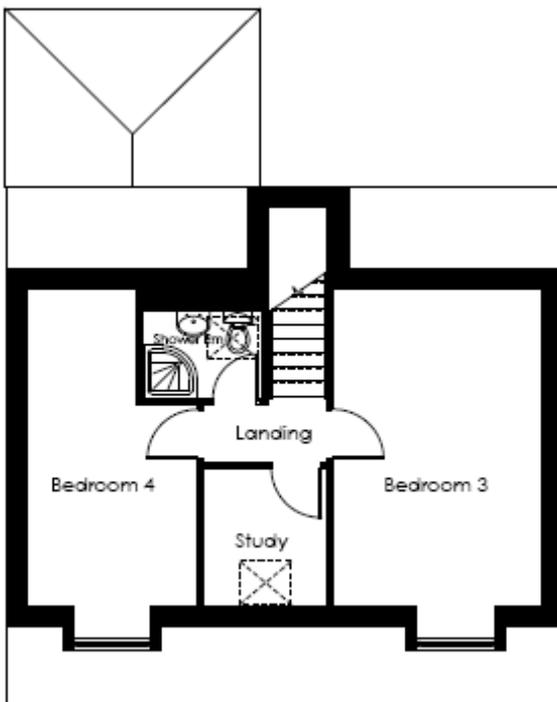
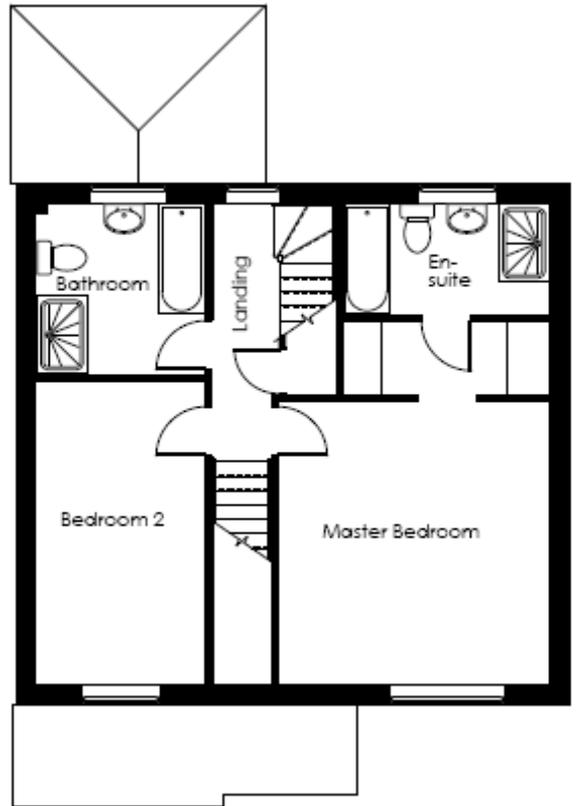


Ground Floor

	Metric	Imperial
Living Room	3.17m x 4.41m	10'5" x 14'6"
Kitchen	4.60m x 4.09m	15'1" x 13'5"
Garden Room	3.12m x 2.55m	10'3" x 8'5"
Dining Room	3.17m x 2.98m	10'5" x 9'10"
Cloakroom	0.80m x 1.72m	2'11" x 5'8"
Garage	2.55m x 4.96m	8'5" x 16'3"

First Floor

	Metric	Imperial
Master Bed	4.41m x 4.17m	14'6" x 13'8"
En-suite	3.17m x 1.76m	10'5" x 5'9"
Bedroom 2	2.61m x 4.72m	8'7" x 15'6"
Bathroom	2.61m x 2.67m	8'7" x 8'9"



Second Floor

	Metric	Imperial
Bedroom 3	3.17m x 4.9m	10'5" x 16'1"
Bedroom 4	2.61m x 4.9m	8'7" x 16'1"
Shower room	1.80m x 1.7m	6'0" x 5'7"
Study/Playroom	1.90m x 2.1m	6'3" x 7'0"

Disclaimer

Whilst every effort has been made to ensure accurate measurements, please note that these figures may not be perfectly accurate and are not to be used when ordering carpets, floorcoverings etc.