

## OAK TREE HOUSE

No 11 MAPLE CLOSE, SOUTH NORMANTON

### SIX BEDROOMED DETACHED HOUSE

### Choice of carpets & flooring



Meadowbrook

Individually designed family homes

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

6 bedroom detached house

Exceptional family home

Accommodation over 3 floors

Large kitchen with utility room

Two bedrooms with en-suites

Lounge with French doors

Integral garage

Corner plot



### Description

**Oak Tree House** is a very spacious, architect-designed family home, on a new executive development presented to the highest quality throughout. This exciting home comprises over 2,400sqft of stylish living arranged over 3 floors and occupies a substantial and significant corner plot. The house is complemented with a block paved driveway & integral garage to the front with lawned garden to the rear and sides.

The ground floor boasts an elegant open plan hallway. This leads to all ground floor rooms, downstairs cloakroom and access through to garage.

A beautifully equipped kitchen complete with integrated appliances and an additional utility room.

The spacious lounge has a wealth of natural light provided by large bay window and French doors which open onto the rear garden, making living and relaxing a pleasure.

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

The second floor has two further spacious double bedrooms.

## Accommodation

### Exterior approach

The property is situated on a significant corner plot at the end of the Maple Close executive development. A driveway leads to the integrated garage complete with electronic roller shutter door.

Modern grey paving surrounds the property and leads to the front entrance uPVC door with elegant stained glass inserts with textured glass door flag. A fashionable recessed downlighter completes the entrance.



### Kitchen / Diner

Finished in a stylish teak style with dark onyx worktops, the kitchen is beautifully appointed with integrated appliances, ceramic double sink, separate gas hob burner with stainless steel extractor hood. A matching onyx style splashback compliments the worktops and is complete with a range of double sockets, phone and TV aerial points.

A stylish archway leads to utility room, complete with matching floor and eye level units, stainless steel sink with drainer.

A single uPVC door leads to side path and rear garden.



### Natural wood staircase

Staircase leads from hallway up to half galleried landing on first floor with doors off to master bedroom with en-suite shower room, bedroom two again with en-suite shower room, family bathroom and two further bedrooms.

A second staircase leads to the second floor with and two further double bedrooms.



## Accommodation continued

### Family Lounge

The spacious family lounge is bright and airy thanks to dual aspect windows. A large 3 bay uPVC window to the side with French patio doors opening to the rear gardens provide plenty of natural light.

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



### Dining Room

Double doors lead from the hallway through to the dining room. A large 3 bay uPVC window overlooking the rear garden, provides plenty of natural light.



### Exterior (Rear)

Showing French doors to lounge, dining room bay window and kitchen windows.

A patio area with steps leads to large lawned garden, a stone effect wall runs round the side and rear of the garden, giving a large raised area for bedding plants. Fences to the side and rear provide plenty of privacy.

## Accommodation continued

### Master Bedroom

The generous master bedroom is bright and airy with two large uPVC windows overlooking the side and rear of the house. Doorway leads into well presented en-suite shower room with large walk in shower, sink with pedestal and low cistern wc.

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



### Second Bedroom

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

This large double bedroom is complemented with a spacious en-suite shower room complete with obscure glazed window, stylish sink with vanity cupboard below, large corner shower and low cistern wc.



### Bedrooms three & four

Bedrooms three and four have a uPVC window overlooking the mature rear garden with ample space for wardrobes etc.

Bedroom four is ideally placed next to the master bedroom, perfect for a nursery room.



### Family Bathroom

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



## Accommodation continued

### Bedrooms five & six (second floor)

The second natural wood staircase rises to a galleried 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.



### Exterior & Garden

The house occupies a substantial corner plot. The garden is mainly laid to lawn with stylish flagstones surrounding the house.

French doors lead from the lounge straight onto the patio area & lawned garden. A stone effect wall surrounds the garden to the rear providing plenty of privacy and raised areas for bedding plant and shrubs.



## 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](http://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.

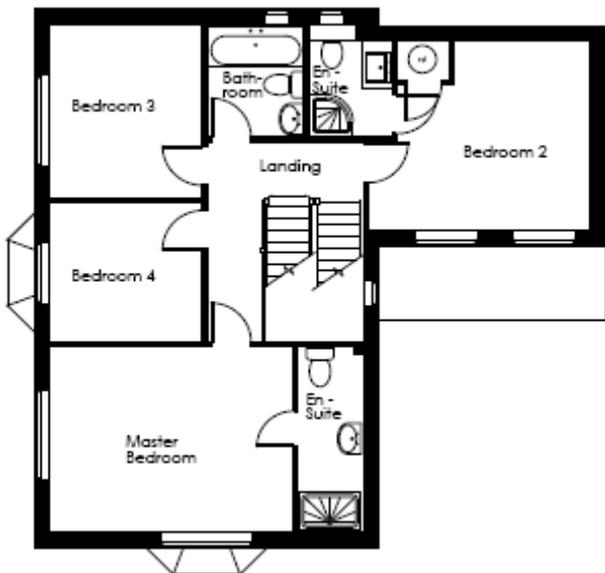
Meadowbrook Developments have produced these details in good faith and believe they are an accurate reflection of the property advertised. Please contact the showhome sales office for more details.

## Floor plans



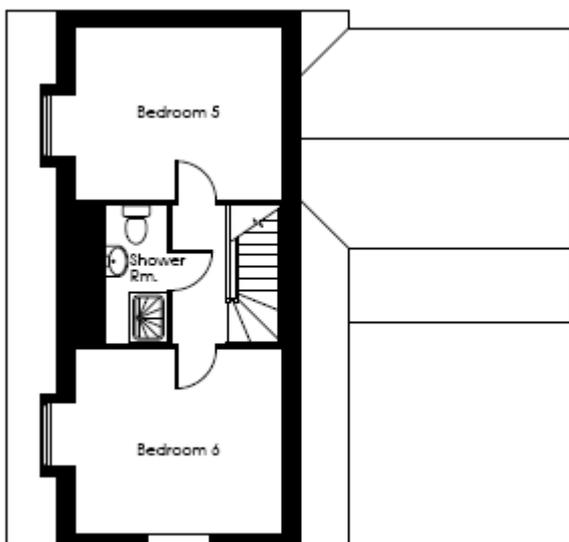
### Ground Floor

	Metric	Imperial
Living Room	5.97m x 3.61m	19'7" x 11'10"
Dining Area	3.65m x 2.7m	11'11" x 8'10"
Kitchen	3.94m x 3.39m	12'11" x 11'1"
Utility	1.92m x 2.11m	6'4" x 6'11"
Cloakroom	1.77m x 1.42m	5'10" x 4'8"
Garage	2.66m x 4.9m	8'9" x 16'1"



### First Floor

	Metric	Imperial
Master Bed	4.62m x 3.61m	15'1" x 11'10"
En-suite	3.61m x 1.26m	11'10" x 4'2"
Bedroom 2	4.22m x 3.67m	13'10" x 12'1"
En-suite	2.20m x 1.59m	7'3" x 5'3"
Bedroom 3	2.90m x 3.39m	9'6" x 11'1"
Bedroom 4	2.9m x 2.7m	9'6" x 8'10"
Bathroom	1.85m x 2.21m	6'1" x 7'3"



### Second Floor

	Metric	Imperial
Bedroom 5	3.98m x 3.39m	13'1" x 11'10"
Bedroom 6	3.98m x 3.61m	13'1" x 11'10"
Shower room	2.70m x 1.22m	9'1" x 4'0"

### 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.