

# The Nightingales

New Houghton

A development of 2, 3 & 4 bedroom homes



*your home, your location*

# Kier Partnership Homes

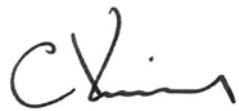
As part of Kier Group PLC, Kier Partnership Homes specialises in new homes construction. We apply our vast experience and technical expertise to every aspect of development - from carefully selecting locations where people want to live, through sensitive planning and design, to complex, high quality construction.

We take great pride in improving and transforming areas. Working closely with local planners, we ensure that each new development we build blends in sympathetically with its surroundings, bringing positive change to new communities with a genuine sense of place.

Each Kier Partnership Homes development is thoughtfully designed to include the careful creation of open spaces, landscaping, and feature uniquely designed exteriors and street scenes to create attractive living environments.

With careful attention to detail, we combine high quality materials, modern construction methods and a superb internal specification to create award-winning new homes.

Buying a new home is exciting and we very much hope you purchase your new home here and enjoy the new community we have created. We want this to be *your home, your location.*



**Chris King** Managing Director

Photographs show typical Kier Partnership Homes properties from previous developments.



# Welcome to New Houghton... *your location*

The Nightingales is an exciting new development of 2, 3 & 4 bedroom homes in the small, rural Derbyshire village of New Houghton. Built to Kier's superior standards with careful attention to detail, each new home at The Nightingales offers the very best in modern, low maintenance living. Designer inspired kitchens include integrated appliances as standard, whilst master bedrooms all benefit from en-suites and fitted wardrobes.

Situated just off the A617, Chesterfield Road, the village of New Houghton is perfectly placed for access to the motorway network. The M1 J29 is just 4 miles away and the major cities of Sheffield and Nottingham are both easily accessible by road. For travelling further afield, East Midlands International Airport is just 34 miles away.

Nearby Mansfield is around 4 miles from New Houghton and offers a comprehensive range of amenities for modern living.

This historic market town still boasts a regular weekly market of over 200 stalls. The broad range of shops at the Four Seasons and Rosemary shopping centres include major high street chains alongside specialist retailers.




For entertainment and relaxation, the town offers a wide choice of pubs, cafes and restaurants, the Palace Theatre and the Museum and Art Gallery. Leisure and sport are well catered for with a number of sports and leisure facilities including the Oaktree Leisure Centre and The Rebecca Adlington Swimming Centre.






# Development Layout

## Key



### 2 bedroom

-  The Elveden 17, 19, 20, 21, 22, 23, 29, 30, 39, 40, 55, 56, 57, 58, 71, 72
-  The Ashcombe 69
-  The Allington 4, 5, 8, 9

### 3 bedroom

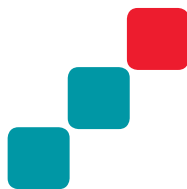
-  The Wychwood 1, 6, 7, 13, 14, 25, 26, 31, 32, 37, 38, 61, 68, 70
-  The Sherwood 33, 34, 35, 36
-  The Langton 2, 3, 12, 27, 28, 41, 59, 60
-  The Pershore 64, 65

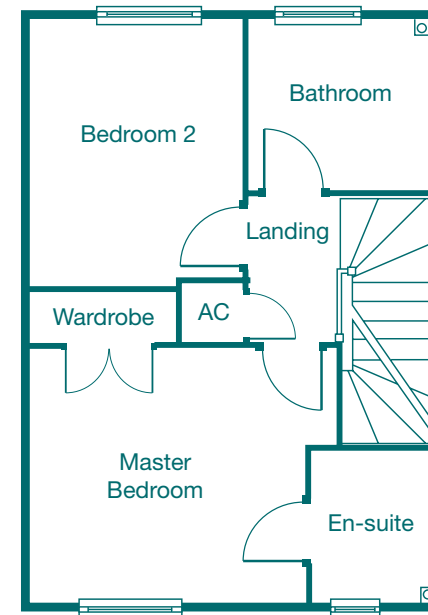
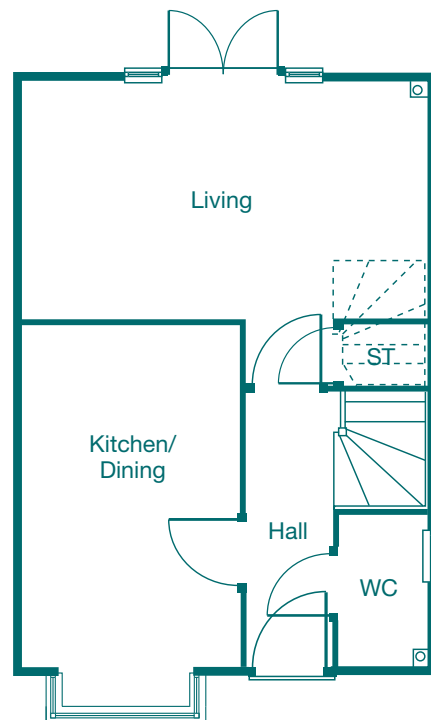
### 4 bedroom

-  The Thetford 10, 11, 15, 63, 66
-  The Juniper 16, 18, 24, 54, 62, 67

-  Shared ownership/rental homes







### Ground

Living	4.61m x 2.71m 15' 2" x 8' 10"
Kitchen/Dining	3.93m excl bay x 2.45m 12' 11" excl bay x 8' 1"
Cloaks	1.66m x 0.92m 5' 5" x 3' 0"

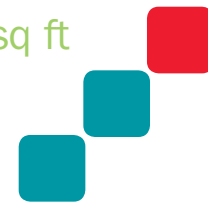
### First

Master Bedroom	3.14m min x 2.91m 10' 4" min x 9' 7"
En-suite	1.66m x 1.35m 5' 5" x 4' 5"
Bedroom 2	3.05m max x 2.4m 10' 0" max x 7' 10"
Bathroom	2.1m x 1.9m 6' 10" x 6' 3"

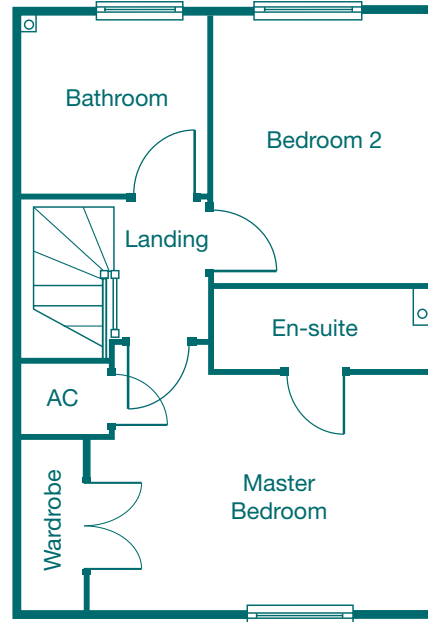
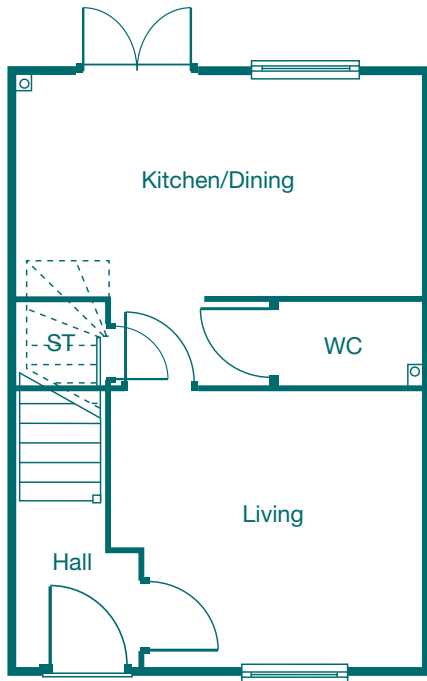
## *The Elveden* 2 bedroom home 681 sq ft

Plots 17, 19, 20, 21, 22, 23, 29, 30, 39, 40, 55, 56, 57, 58, 71, 72

Artists impression shows The Elveden housetype. Elevational treatments and landscaping may vary. Please ask the development sales advisor for details. All dimensions are in metric (millimetres) and imperial (feet and inches).







### Ground

Living	3.6m x 3.13m 11' 10" x 10' 3"
Kitchen/Dining	4.63m x 2.5m 15' 2" x 8' 2"
Cloaks	1.61m x 1.0m 5' 3" x 3' 3"

### First

Master Bedroom	3.9m max x 2.66m min 12' 9" max x 8' 9" min
En-suite	2.18m x 0.91m 7' 2" x 3' 0"
Bedroom 2	3.06m x 2.41m 10' 0" x 7' 11"
Bathroom	2.1m x 1.76m 6' 11" x 5' 9"

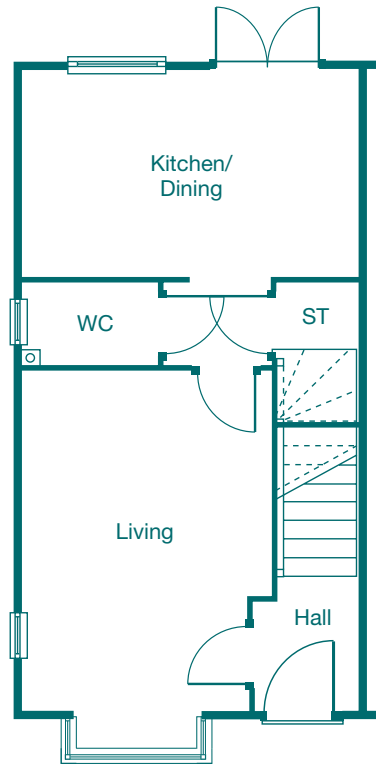


## *The Ashcombe* 2 bedroom home 684 sq ft

Plot 69

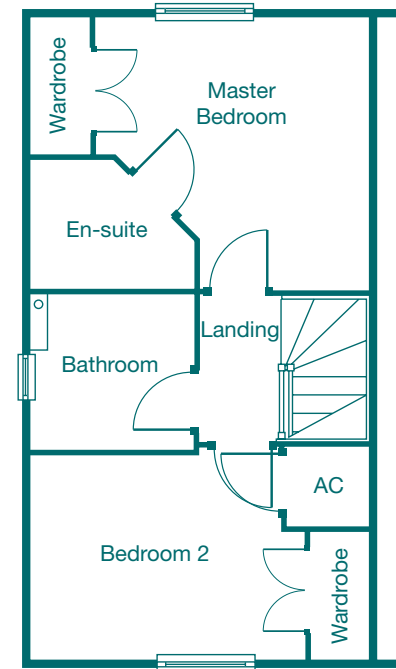
Artists impression shows The Ashcombe housetype. Elevational treatments and landscaping may vary. Please ask the development sales advisor for details. All dimensions are in metric (millimetres) and imperial (feet and inches).





### Ground

Living	4.14m excl bay x 2.73m min 13' 7" excl bay x 9' 0" min
Kitchen/Dining	4.05m x 2.5m 13' 3" x 8' 2"
Cloaks	1.6m x 1.0m 5' 3" x 3' 3"



### First

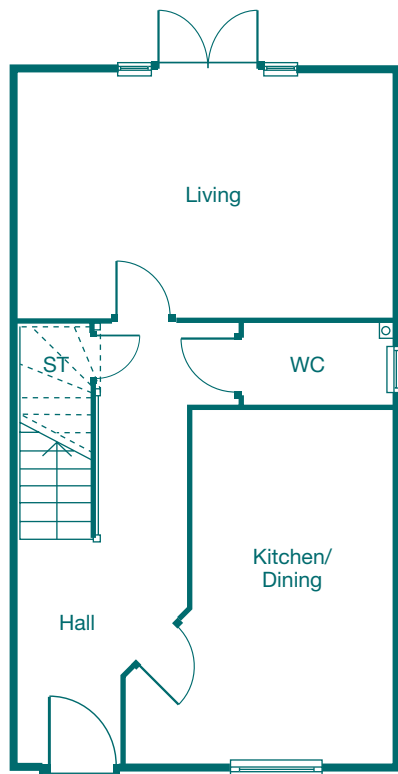
Master Bedroom	3.32m max x 3.31m max 10' 11" max x 10' 10" max
En-suite	1.92m max x 1.6m max 6' 4" max x 5' 3" max
Bedroom 2	3.32m max x 2.41m max 10' 11" max x 7' 11" max
Bathroom	1.92m x 1.70m 6' 3" x 5' 7"

**The Allington** 2 bedroom home **696 sq ft**

Plots 4, 5, 8, 9

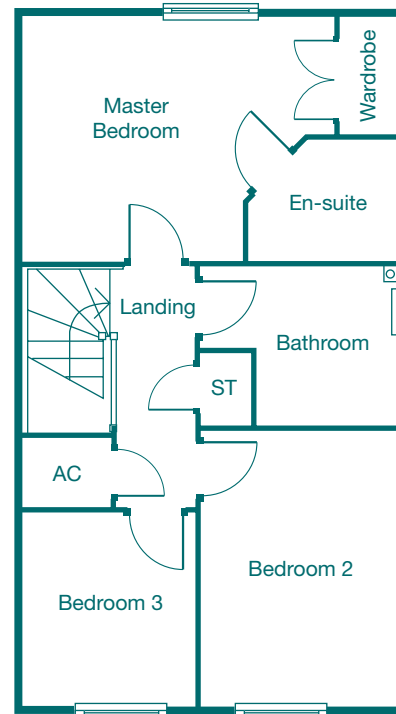
Artists impression shows The Allington housetype. Elevational treatments and landscaping may vary. Please ask the development sales advisor for details. All dimensions are in metric (millimetres) and imperial (feet and inches).





### Ground

Living	4.66m x 3.09m 15' 3" x 10' 2"
Kitchen/Dining	4.52m max x 3.33m max 14' 10" max x 10' 11" max
Cloaks	1.8m x 1.01m 5' 11" x 3' 4"



### First

Master Bedroom	3.93m max x 3.09m max 12' 11" max x 10' 2" max
En-suite	1.8m max x 1.55m max 5' 11" max x 5' 1" max
Bedroom 2	3.46m x 2.46m 11' 4" x 8' 1"
Bedroom 3	2.4m x 2.08m 7' 10" x 6' 10"
Bathroom	2.46m max x 2.06m max 8' 1" max x 6' 9" max

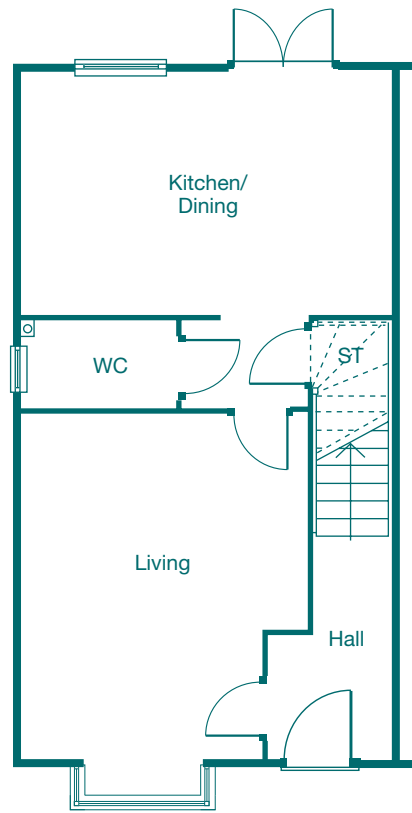


## *The Wychwood* 3 bedroom home 887 sq ft

Plots 1, 6, 7, 13, 14, 25, 26, 31, 32, 37, 38, 61, 68, 70

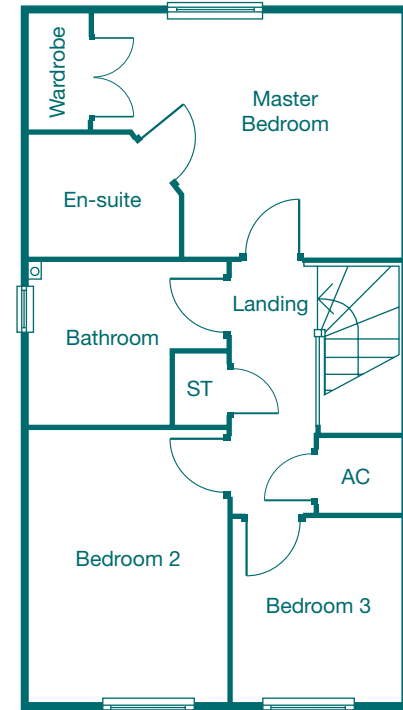
Artists impression shows The Wychwood housetype. Elevational treatments and landscaping may vary. Please ask the development sales advisor for details. All dimensions are in metric (millimetres) and imperial (feet and inches).





### Ground

Living	4.44m excl bay x 3.64m max 14' 7" excl bay x 11' 11" max
Kitchen/Dining	4.66m x 3.08m 15' 3" x 10' 1"
Cloaks	1.89m x 1.1m 6' 3" x 3' 7"



### First

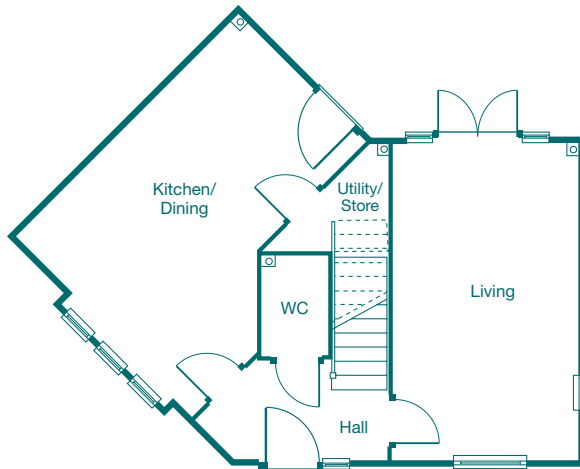
Master Bedroom	3.93m max x 3.08m max 11' 11" max x 10' 1" max
En-suite	1.8m max x 1.57m max 6' 3" max x 5' 1" max
Bedroom 2	3.44m x 2.46m 11' 4" x 8' 1"
Bedroom 3	2.29m x 2.08m 7' 10" x 6' 9"
Bathroom	2.46m max x 2.1m max 8' 1" max x 6' 10" max

**The Sherwood** 3 bedroom home 897 sq ft

Plots 33, 34, 35, 36

Artists impression shows The Sherwood housetype. Elevational treatments and landscaping may vary. Please ask the development sales advisor for details. All dimensions are in metric (millimetres) and imperial (feet and inches).





### Ground

Living	4.95m x 2.9m 16' 3" x 9' 6"
Kitchen/Dining	4.95m max x 4.01m max 16' 3" max x 13' 2" max
Cloaks	1.6m x 0.95m 5' 3" x 3' 1"

### First

Master Bedroom	4.95m max x 2.9m max 16' 3" max x 9' 6" max
En-suite	1.87m max x 1.64m max 6' 2" max x 5' 5" max
Bedroom 2	3.2m max x 2.91m max 10' 6" max x 9' 7" max
Bedroom 3	3.08m max x 2.86m max 10' 1" max x 9' 5" max
Bathroom	2.0m x 1.92m max 6' 7" x 6' 4" max

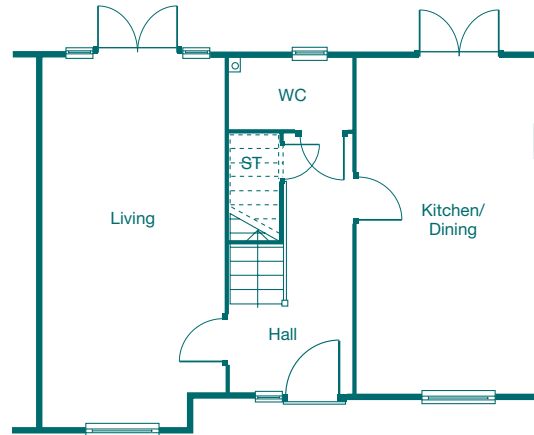
## *The Langton* 3 bedroom home 897 sq ft

Plots 2, 3, 12, 27, 28, 41, 59, 60

Artists impression shows The Langton housetype. Elevational treatments and landscaping may vary. Please ask the development sales advisor for details. All dimensions are in metric (millimetres) and imperial (feet and inches).

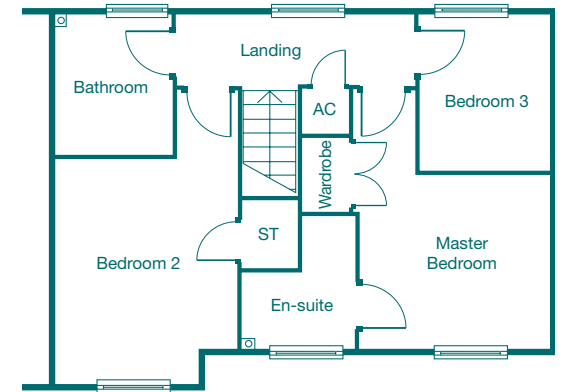






### Ground

Living	5.85m max x 2.85m max 19' 2" max x 9' 4" max
Kitchen/Dining	5.29m x 2.86m 17' 4" x 9' 5"
Cloaks	1.97m x 1.04m 6' 6" x 3' 5"

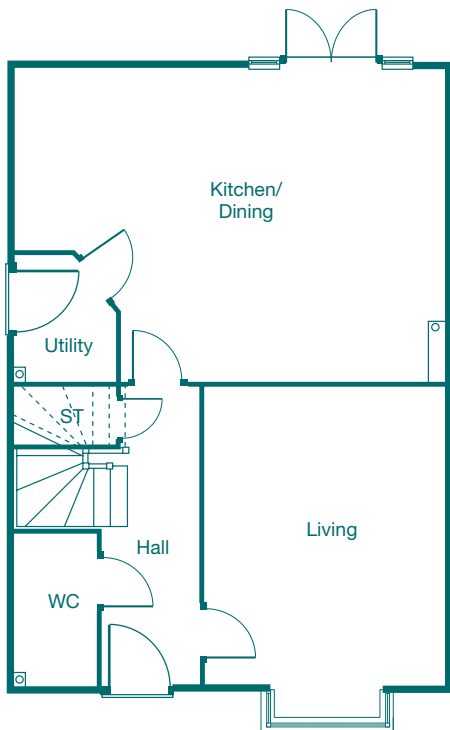


### First

Master Bedroom	3.02m min x 2.73m min 9' 11" min x 8' 11" min
En-suite	2.03m max x 1.82m max 6' 8" max x 6' 0" max
Bedroom 2	3.53m min x 2.85m max 11' 7" min x 9' 4" max
Bedroom 3	2.44m x 2.02m 8' 0" x 6' 8"
Bathroom	2.2m x 1.79m 5' 10" x 7' 3"

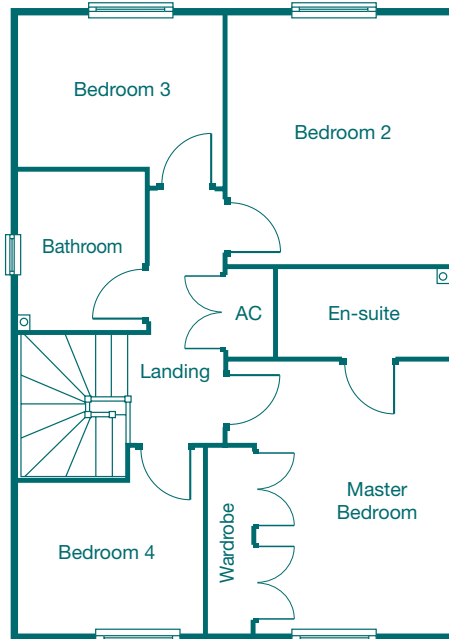
**The Pershore** 3 bedroom home **928 sq ft**

Plots 64, 65



### Ground

Living	4.16m excl bay x 3.33m 13' 8" excl bay x 10' 11"
Kitchen/Dining	5.96m max x 4.37m max 19' 7" x 14' 4" max
Utility	1.78m max x 1.29m max 5' 10" max x 4' 3" max
Cloaks	2.02m x 1.03m 6' 8" x 3' 5"



### First

Master Bedroom	3.79m x 2.61m 12' 5" x 8' 7"
En-suite	2.31m x 1.2m 7' 7" x 3' 11"
Bedroom 2	3.43m x 3.02m 11' 3" x 9' 11"
Bedroom 3	2.82m x 2.06m min 9' 3" x 6' 9" min
Bedroom 4	2.51m max x 2.02m min 8' 3" x 6' 8" min
Bathroom	2.2m x 1.7m max 7' 3" x 5' 7" max

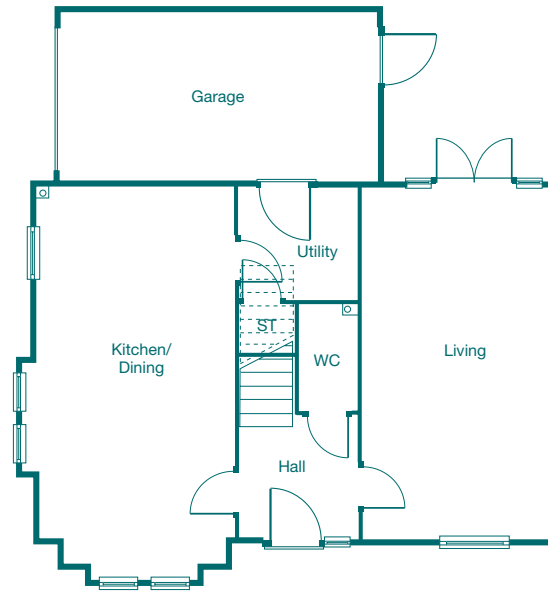


 *The Thetford* 4 bedroom home **1123 sq ft**

Plots 10, 11, 15, 63, 66

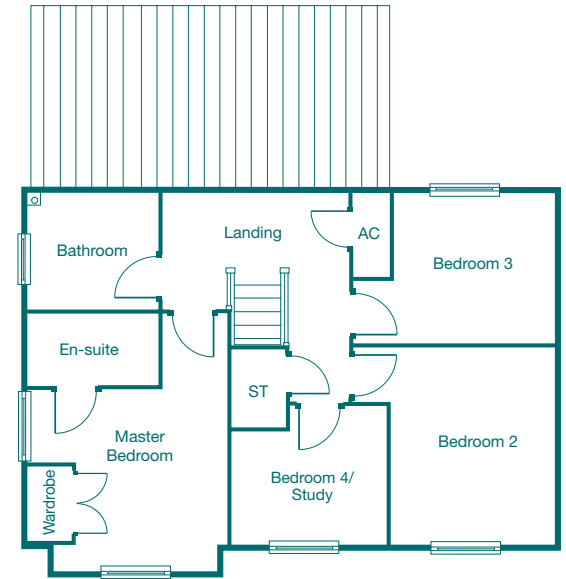
Artists impression shows The Thetford house type. Elevational treatments and landscaping may vary. Please ask the development sales advisor for details. All dimensions are in metric (millimetres) and imperial (feet and inches).





### Ground

Living	5.85m x 3.32m 19' 2" x 10' 11"
Kitchen/Dining	5.85m min x 3.29m excl bay 19' 2" min x 10' 9" excl bay
Utility	2.02m x 1.8m 6' 8" x 5' 11"
Cloaks	1.8m x 1.0m 5' 11" x 3' 3"



### First

Master Bedroom	3.86m max x 3.3m max 12' 8" max x 10' 10" max
En-suite	2.1m x 1.2m 6' 11" x 3' 11"
Bedroom 2	3.27m x 2.7m min 10' 9" x 8' 10" min
Bedroom 3	2.63m min x 2.46m max 8' 7" min x 8' 1" max
Bedroom 4/Study	2.65m max x 2.25m max 8' 8" max x 7' 5" max
Bathroom	2.1m x 1.87m 6' 11" x 6' 2"



*The Juniper* 4 bedroom home

1153 sq ft

Plots 16, 18, 24, 54, 62, 67





# Specification... *your home*

## External Features

- Double glazed PVCu windows
- Steel front door with security lock and chrome effect furniture
- PVCu rear glazed door with security lock - subject to plot
- Door bell
- Outside lights to front and rear
- Paving slabs to patio
- Block paved driveways
- Outside tap
- Turf to front and rear garden
- 1.8m larch lap fencing panels to rear gardens

## Internal Features

- Ceilings skimmed throughout finished in white emulsion
- All woodwork including stairs, spindles and handrail in white satin finish
- Almond white emulsion to all internal walls
- Internal doors 2 panel finished in white satin finish with chrome furniture
- Fitted wardrobes to master bedroom
- \*TV points to lounge, master bedroom
- \*BT telephone points to lounge and master bedroom
- Smoke detectors (mains powered)

## Central Heating

- Gas fired central heating and hot water system
- All radiators to have thermostatic radiator valves except room where the thermostat is located

## Kitchen Features

- Choice of fitted kitchen\*\* and worksurfaces - subject to build stage
- Kitchen sink one and a half stainless steel or single round bowl and single round drainer
- Stainless steel electric double oven, gas or electric ceramic hob† and stainless steel/glass cooker hood
- Plumbing for washing machine
- Chrome downlighters to 4 bedroom homes
- Chrome track lights to 2 and 3 bedroom homes
- Integrated dishwasher and fridge freezer

Please confirm all details with the Development Sales Advisor at point of purchase. Specifications are correct at the time of printing. We reserve the right to change or substitute alternative items of the same quality. This specification is only for general guidance and we recommend that you inspect the full specification prior to reservation. \*Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. A TV aerial is not provided.

\*\*See the Development Sales Advisor for plot specific kitchen layout. †Subject to build stage. Photographs show typical Kier Partnership Homes properties taken from previous developments.

## Bathroom/Cloakroom Features

- Choice of wall tiles - subject to build stage
- Shower to bathroom or en-suite
- Extractor fan to cloakroom, bathroom and en-suite
- Shaver point to bathroom or en-suite - subject to plot
- All sanitaryware white
- Chrome downlighters to bathroom and en-suite for 4 bedroom homes
- Flush fitting lights to bathroom and chrome downlighters to en-suite for 2 and 3 bedroom homes
- Chrome ladder heated towel rail to bathroom and en-suite



# The Nightingales

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Kitchen layouts are indicative only. Please refer to the Development Sales Advisor for detailed layout. The metric dimensions shown have been taken from working drawings and may vary slightly on finished properties. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Our Development Sales Advisor will be pleased to give you actual measurements at the appropriate build stage. In order to improve the development, elevational treatments, brick colour, garage position and type (not integral) and parking spaces may vary from plot to plot. The handing of the property and landscaping may also vary from that shown. Please check with the Development Sales Advisor for details on specific plots.