



ABODE

SALES & LETTINGS

OLDFIELDS

DOLES LANE | FINDERN | DERBY | DE65 6AX



EXCEPTIONAL SPECIFICATION - DESIGNED FOR MODERN LIVING WITHIN A VILLAGE SETTING.

Each home at Oldfields is built to the highest standards, combining contemporary elegance with premium-quality finishes. Designed for comfort, efficiency, and style, these homes come with the reassurance of a 10 year new home guarantee, ensuring peace of mind for years to come.

The homes are designed with energy efficiency in mind, featuring an energy- efficient air source heat pump and cylinder to reduce carbon footprint and energy costs. Heating is carefully planned with Grant Afinia aluminium radiators on the first floor, while underfloor heating on the ground floor ensures a luxurious and comfortable living environment.

Quality flooring is included, with LVT flooring in bathrooms and kitchens, offering both durability and a high-end finish. Each home is BT Openreach Fibre Broadband ready, ensuring ultrafast internet connectivity, and comes equipped with a burglar alarm for added security and peace of mind.

The exterior of each property is just as impressive. Fully landscaped gardens provide an inviting outdoor space, while flush casement UPVC double glazed windows and doors enhance both energy efficiency and aesthetics.

EV charging points ensure future-proof sustainability. For those who enjoy outdoor living, the patio creates a perfect setting for al fresco dining and entertaining.

These brand-new, high-specification homes at Oldfields offer the perfect combination of luxury, practicality, and energy efficiency, all set within the picturesque Derbyshire countryside.



EXCLUSIVE DEVELOPMENT OF JUST 16 PROPERTIES, THOUGHTFULLY DESIGNED.

Blending modern living with village charm, each home is thoughtfully designed for comfort, energy efficiency, and effortless living.

SITE PLAN



SPECIFICATION OVERVIEW

External

- Tarmacadam Drive with Concrete Edgings
- Timber Gate with Bolt and Latch
- Turf to the Rear
- Planting to front garden
- 1.8m High Close board Fence (where applicable)
- Slabs to Front pathways
- Slabs to Side and Rear pathways (where applicable)
- Slabs to Patio Area
- Composite External Doors with multi-locking system
- French Doors to rear
- PIR Light to Front and Rear
- External Socket to Rear
- Outside Tap (to either rear or side depending on plot)
- Inset PV to roof
- Painted Bargeboards on gable ends
- Exposed painted rafters to eaves
- UPVC double glazing (white to plots with brick, agate grey to plots with render)
- Wiring in place to enable the install of a car charger

Garage (Where applicable)

- Up and Over Garage Door
- Pendant Light with switch & 1 x Double Socket

Joinery & Ironmongery

- Internal Doors - Suffolk Oak Vaneer (paintable finish)
- Chrome Finished Internal Door Handles
- Chrome Finished Ironmongery to Front Door
- Skirting & Architrave - Torus profile, finished in satin white paint
- Staircase - White painted with oak handrail and caps (treads and riser ready to accept carpet). Oak spindles can be selected as an optional extra.

Plumbing

- Rhooper Rhodes white Sanitaryware
- Rhooper Rhodes Chrome Taps
- Soft Close WC seats
- Plumbing for washing machine (where applicable)
- Vanity units to Bathrooms & Ensuite
- Gas central Heating and Hot Water system via combination of boiler, thermostatic radiator valves and room thermostats
- Chrome Towel Radiators to all Bathrooms and Ensuite
- Chrome Finished Internal Door Handles
- Mirrored Cabinets to Bathrooms and Ensuite with integrated shaver socket

Ceramic Tiling

- Choice of Decorative Porcelain Wall and Floor Tiles

Bathrooms & Ensuite

- Tiled Floor
- Half height tiling to all walls (except shower area)
- Full height tiling to walls around shower area

Cloakroom

- Single Course of Tiles to Wash Hand Basin (dependent on tile size)

Decoration

- Off-white emulsion to all walls and ceilings
- Brilliant white to all bathrooms and ensuite

Electrical

- Ring smart Doorbell
- Fused Spur ready for Intruder Alarm to be installed
- LED Downlighters to Bathrooms and Ensuite
- White sockets and switches
- Pendants to all rooms unless specified
- Mains wired (with battery backup) smoke detectors
- Battery powered carbon monoxide detectors
- Light to loft with double socket
- Ariel point within loft space

Flooring

- Concrete floor finish to ground floor - ready to accept floor finishes
- Painted Staircase treads and risers - ready to accept floor finishes
- Composite wood floor to first floor - ready to accept floor finishes
- Tiled floors to bathrooms and ensuite
- Unfinished Concrete Floor to Garages

A variety of hard flooring and carpet choices, with underlay, can be chosen as optional extras.

These sales particulars do not constitute a contract, from part of a contract or a warranty. Whilst customer choices and optional extras are available, they can only be chosen at an early stage of the construction phase of each plot. Please check with the sales representative to confirm specifications, optional extras and specific details.

Kitchens

A range of quality Magnet kitchen styles available with lighting to the underside of wall cabinets and a range of quality work surfaces.

Appliances:

	1.5 Bowl Stainless Steel Sink & Drainer with Mixer Tap	AEG Single Under Counter Oven	AEG Single eye-level oven	AEG Double eye-level oven	2 x AEG Single side by-side eye-level	4 Burner AEG Induction Hob with Stainless steel Hood	5 Burner AEG * Induction Hob with Stainless steel Hood	5 Burner AEG Induction Hob with concealed Extractor	Integrated 70/30 Fridge Freezer	Integrated Larder Fridge	Integrated Under Counter Freezer	Integrated Dishwasher	Integrated 30cm Black Wine cooler	Space Under Counter for washer/dryer	USB Double Sockets above worksurface
Hawthorne - Plot 1	*	*										*			*
Aldersley - Plots 2, 3, 5	*				*			*		*		*	*		*
Plot 4	*				*		*			*	*	*	*		*
Willowsend - Plot 6	*	*				*			*			*			*
Cromwell - Plot 7, 8	*		*			*			*			*			*
Cardale - Plot 9, 10	*	*				*			*			*		*	*
Thurston - Plot 11	*		*			*			*			*			*
Longlands - Plot 12, 14	*			*			*			*		*			*
Baker - Plot 13	*		*			*			*						*

Utility:

	Stainless Steel Sink with Mixer Tap	Integrated Boiler Housing	1 Space for Washer/Dryer	2 Spaces for Washer & Dryer	Integrated Under counter Freezer	Wall Units
Hawthorne - Plot 1		*		*		
Aldersley - Plots 2, 3, 5		*		*	*	*
Plot 4	*	*		*		
Willowsend - Plot 6	*	*	*			
Cromwell - Plot 7, 8		*		*		
Cardale - Plot 9, 10	No Utility to Cardale					
Thurston - Plot 11	*	*	*			
Longlands - Plot 12, 14	*	*		*	*	
Baker - Plot 13	*	*			*	





PLOTS 2,3 & 5 - ALDERSLEY (TYPE G)

ALDERSLEY - IMPRESSIVE DETACHED FIVE-BEDROOM HOME IN A SOUGHT-AFTER VILLAGE SETTING

This stunning double-fronted detached residence is set over three floors, offering beautifully balanced accommodation that is perfect for modern family living.

The ground floor welcomes you with a spacious hallway, leading to a comfortable lounge, a stylish family dining kitchen with adjoining utility, a private study, and a convenient guest W.C.

To the first floor are three generously sized double bedrooms, including a luxurious principal suite, together with a contemporary family bathroom. The top floor provides two further double bedrooms and an additional bathroom – an ideal space for teenagers, guests, or extended family.

This is a home that combines space, style, and sustainability, making it an exceptional choice for family buyers.

Key Highlights:

- Double-glazed throughout
- Luxury fitted kitchen with quality appliances
- Gas central heating and energy-saving solar panels
- Stylish fitted bathrooms
- Prime village location offering a blend of community and countryside living

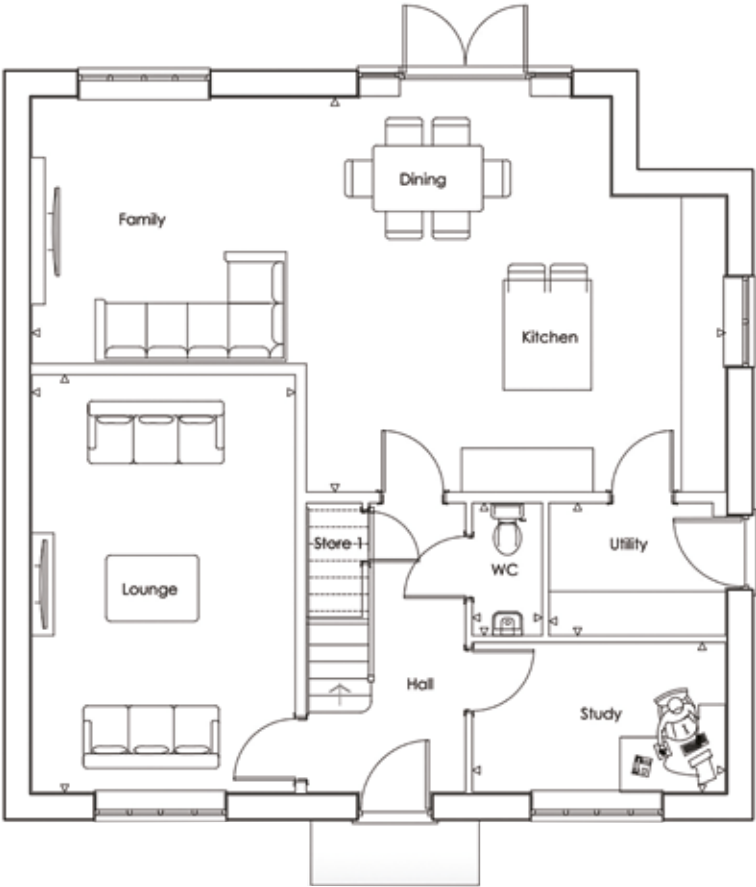
Ground Floor

- Lounge: 3343 × 6890 mm (11'1" × 22'7")
- Kitchen / Dining / Family: 5541 × 6890 mm (18'2" × 22'7")
- Utility Room: 1974 × 1850 mm (6'6" × 6'1")
- WC: 975 × 2100 mm (3'2" × 6'11")

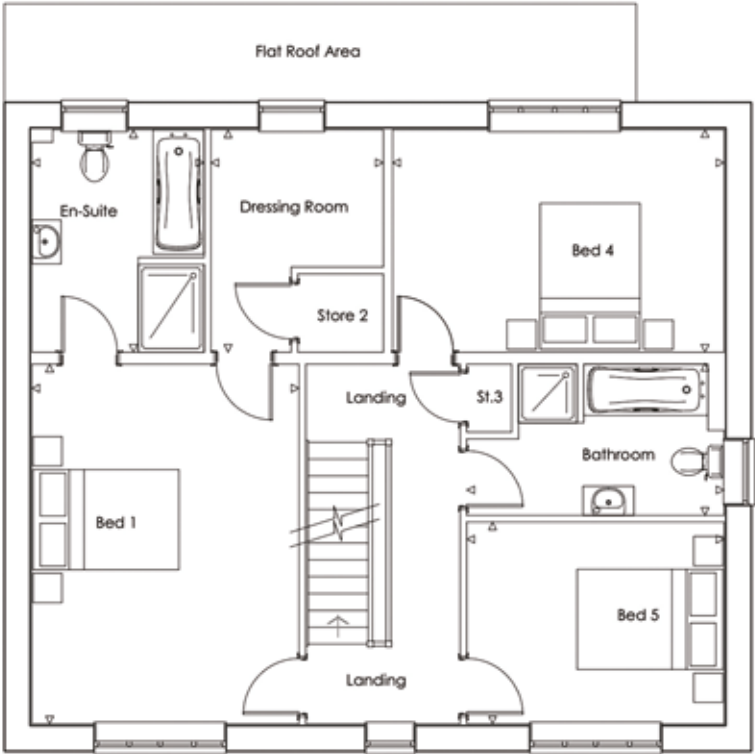
First Floor

- Bedroom 1: 3729 × 3953 mm (12'3" × 13'0")
- En-Suite (to Bedroom 1): 2493 × 1810 mm (8' × 5')
- Bedroom 2: 3386 × 3337 mm (11'1" × 10'11")
- Bedroom 3: 3887 × 2844 mm (12'9" × 9'4")
- Bedroom 4: 3386 × 3460 mm (11'1" × 11'4")
- Bathroom: 2336 × 1775 mm (7'8" × 5'10")

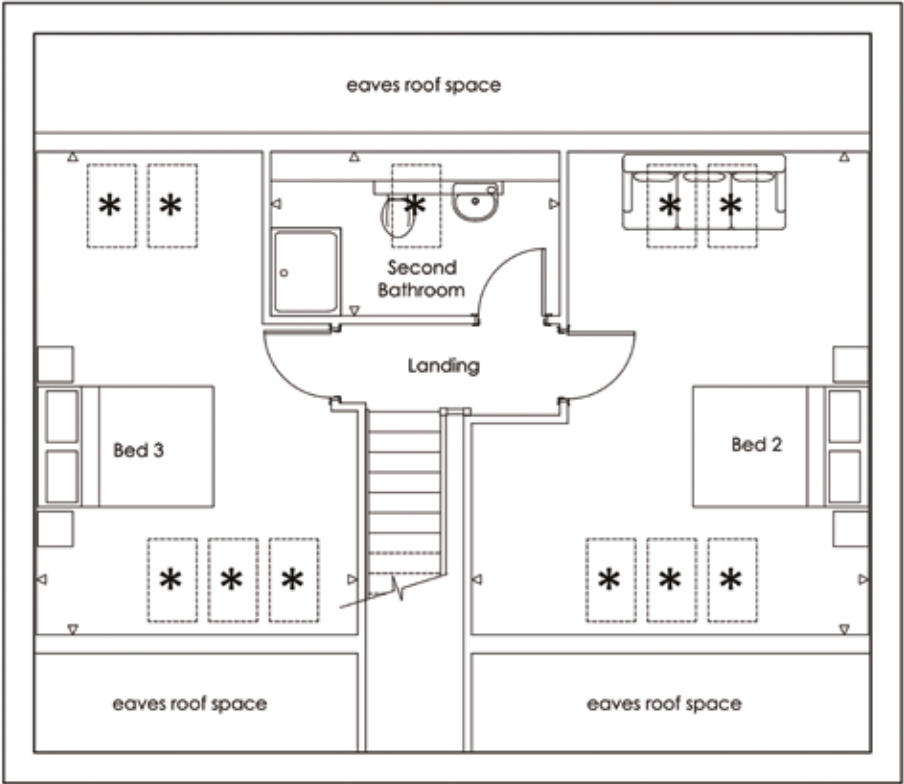
PLOTS 2,3 & 5 - ALDERSLEY (TYPE G) FLOOR PLANS



Ground Floor



First Floor



Second Floor

MEASUREMENTS

(Millimetres / Feet & Inches)

Ground Floor		
Lounge		3600 (11'-10") x 5700 (18'-8")
Kitchen / Dining / Family		9477 (31'-1") x 5378 (17'-8")
Utility Room		2410 (7'-11") x 1810 (5'-11")
Study		3459 (11'-4") x 2047 (6'-9")
W/C		956 (3'-2") x 1810 (5'-11")
First Floor		
Bedroom 1		3657 (12') x 4919 (16'-2")
En-suite		2360 (7'-9") x 3043 (10')
Dressing Room		2359 (7'-9") x 3043 (10')
Bedroom 4		4539 (14'-11") x 3043 (10')
Bedroom 5		3521 (11'-7") x 2760 (9'-1")
Bathroom		3521 (11'-7") x 2081 (6'-10")
Second Floor		
Bedroom 2		4520 (14'-10") x 5498 (18') (upto 1200mm headroom)
Bedroom 3		3657 (12') x 5498 (18') (upto 1200 high headroom)
Second Bathroom		3289 (10'-9") x 1869 (6'-2") (upto 1200 high headroom)



PLOT 13 - BAKEACRE TYPE B (TYPE B)

THE BAKEACRE - A BRAND NEW HOME WITH CHARM & CHARACTER

The Bakeacre is a beautifully designed detached home that blends timeless character with the comfort of modern living. Built to exacting standards, this brand-new property benefits from double glazing, gas central heating, and energy-efficient solar panels.

The accommodation comprises an inviting entrance hall with guest W.C., a spacious lounge, and a stunning open-plan dining family kitchen - the true heart of the home.

On the first floor, a well-planned landing leads to four generous bedrooms and two stylish bathrooms, including a luxurious en-suite to the principal bedroom.

Key Features:

- 10-Year New Build Guarantee
- Double-glazed throughout
- Luxury fitted kitchen with integrated quality appliances
- Gas central heating and energy-saving solar panels
- Contemporary fitted bathrooms
- Sought-after village location, combining community charm with countryside living

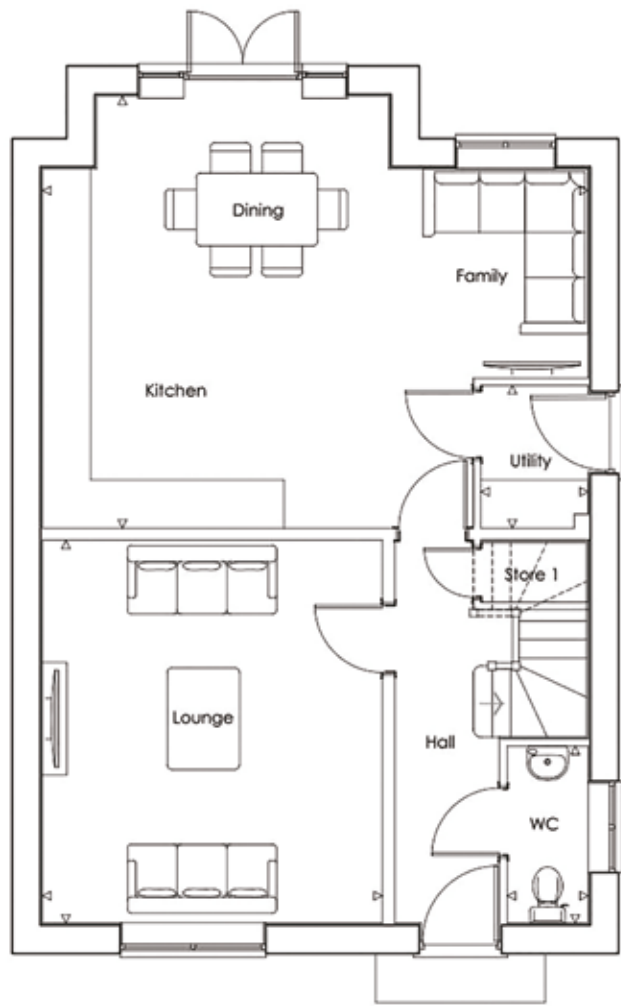
Ground Floor

- Lounge: 4221 × 4778 mm (13'10" × 15'8")
- Kitchen / Dining / Family: 6777 × 5362 mm (22'3" × 17'7")
- Utility Room: 1335 × 1772 mm (4'5" × 5'10")
- WC: 1009 × 2200 mm (3'4" × 7'3")

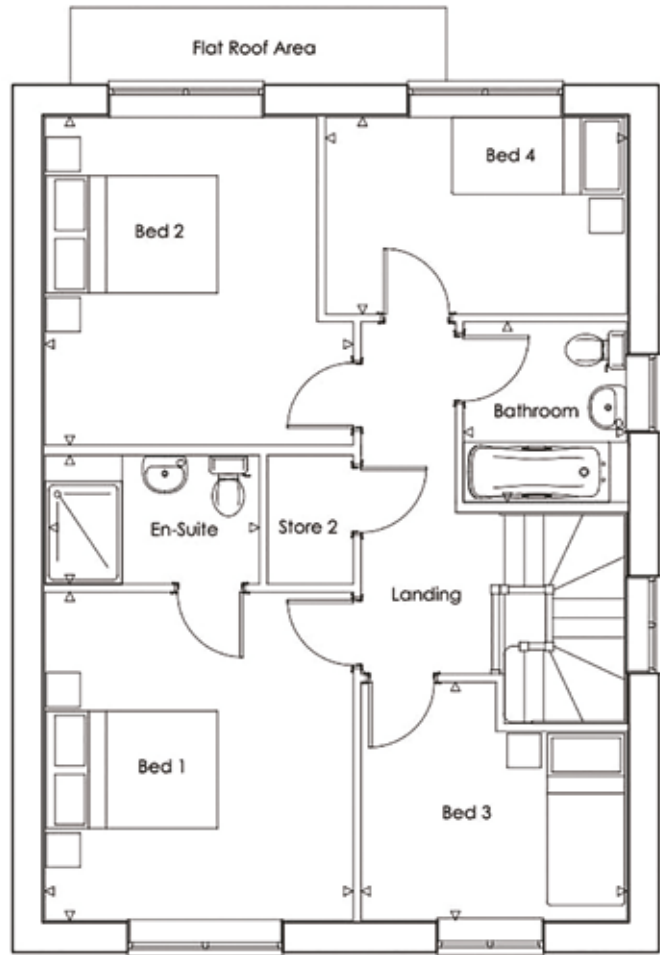
First Floor

- Bedroom 1: 3591 × 3826 mm (11'9" × 12'7")
- En-Suite (to Bedroom 1): 2498 × 1500 mm (8'2" × 4'11")
- Bedroom 2: 3582 × 3825 mm (11'9" × 12'7")
- Bedroom 3: 3093 × 2775 mm (10'2" × 9'1")
- Bedroom 4: 3509 × 2298 mm (11'6" × 7'6")
- Bathroom: 1900 × 2100 mm (6'3" × 6'11")

PLOT 13 - BACKACRE TYPE B (TYPE B) FLOOR PLANS



Ground Floor



First Floor

MEASUREMENTS

(Millimetres / Feet & Inches)

Ground Floor	
Lounge	4221 (13'-10") x 4778 (15'-8")
Kitchen / Dining / Family	6777 (22'-3") x 5362 (17'-7")
Utility Room	1335 (4'-5") x 1772 (5'-10")
W/C	1009 (3'-4") x 2200 (7'-3")
First Floor	
Bedroom 1	3591 (11'-9") x 3826 (12'-7")
En-suite	2498 (8'-2") x 1500 (4'-11")
Bedroom 2	3582 (11'-9") x 3825 (12'-7")
Bedroom 3	3093 (10'-2") x 2775 (9'-1")
Bedroom 4	3509 (11'-6") x 2298 (7'-6")
Bathroom	1900 (6'-3") x 2100 (6'-11")



PLOTS 9 & 10 - CARDALES (TYPE D)

CARDALES - FOUR BEDROOM SEMI DETACHED PROPERTY IN A SOUGHT AFTER VILLAGE LOCATION

This stunning residence is set over three floors, offering beautifully balanced accommodation that is perfect for modern family living.

The ground floor welcomes you with a spacious hallway, leading to a comfortable lounge, a stylish family dining kitchen and a convenient guest W.C.

To the first floor are three generously sized bedrooms, and a contemporary family bathroom. The top floor offers the master bedroom with en suite shower room.

This is a home that combines space, style, and sustainability, making it an exceptional choice for family buyers.

Key Features:

- 10-Year New Build Guarantee
- Double-glazed throughout
- Luxury fitted kitchen with integrated quality appliances
- Gas central heating and energy-saving solar panels
- Contemporary fitted bathrooms
- Sought-after village location, combining community charm with countryside living

Ground Floor

- Lounge: 4676 x 3981 (15'4" x 13'1")
- Kitchen / Dining: 2485 x 5796 (8'2" x 19')
- WC: 934 x 1775 (3'1" x 5'10")

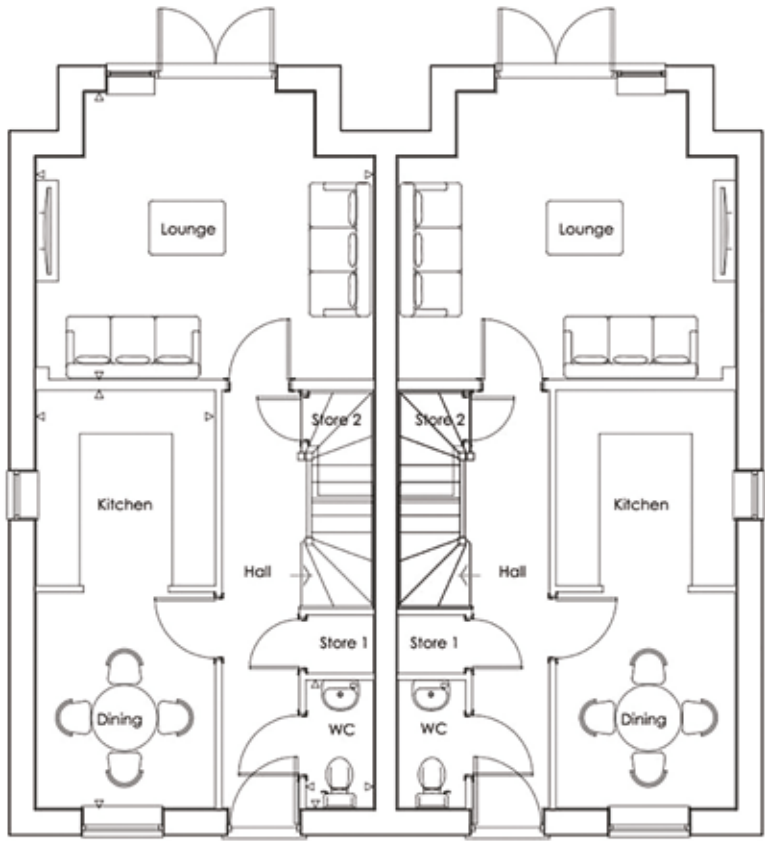
First Floor

- Bedroom 2: 4676 x 3081 (15'4" x 10'1")
- Bedroom 3: 2585 x 3443 (8'6" x 11'4")
- Bedroom 4: 1998 x 2675 (6'7" x 8'9")
- Bathroom: 2485 x 2260 (8'2" x 7'5")

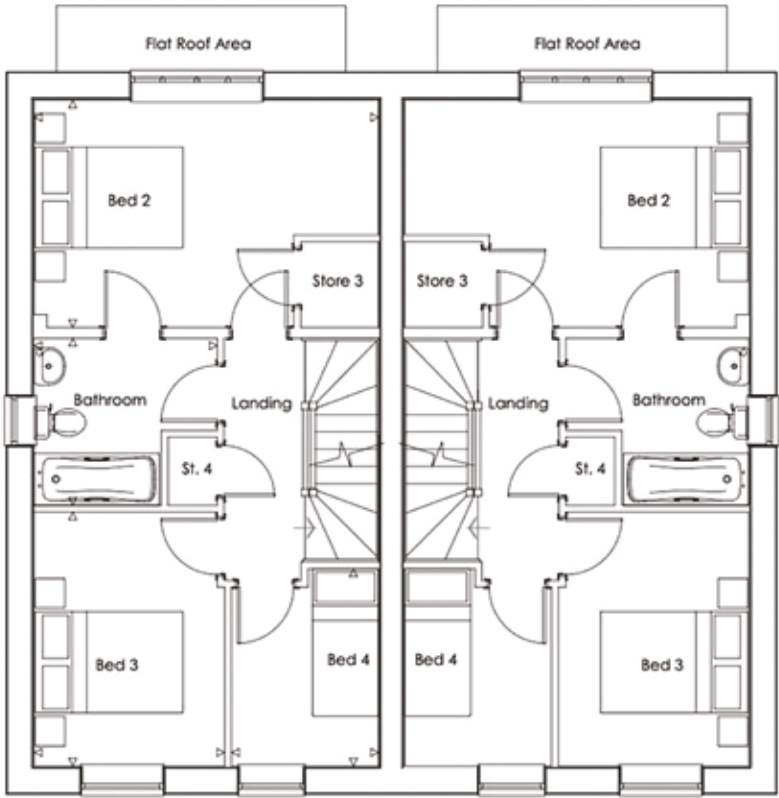
Second Floor

- Bedroom 1: 3523 x 3994 (11'7" x 13'1") (upto 1200mm high headroom)
- En-Suite: 2460 x 2130 (8'1" x 7')

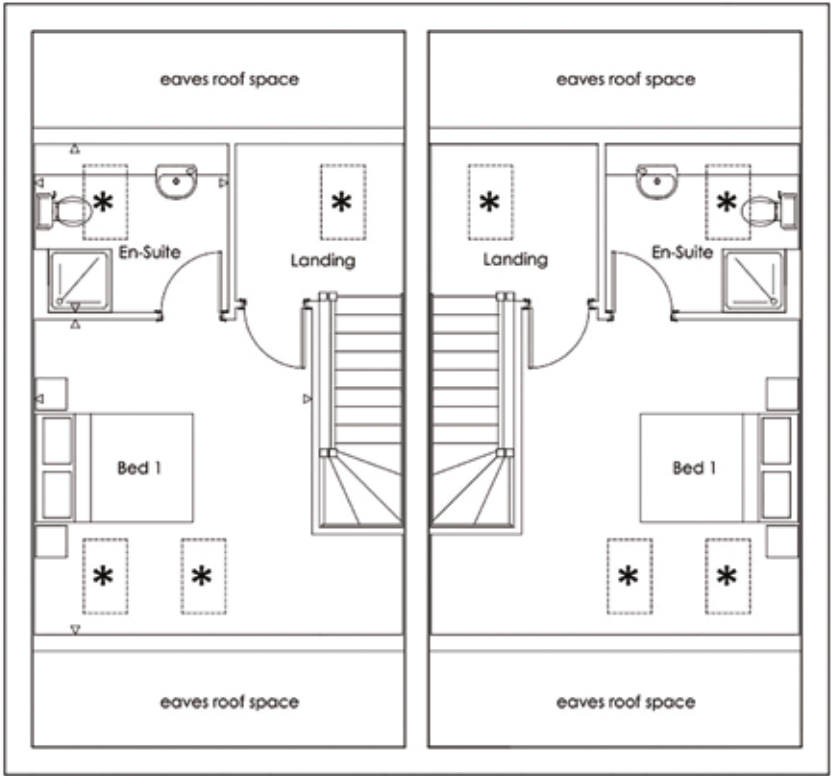
PLOT 9 & 10 CARDALES (TYPE D) - FLOOR PLANS



Ground Floor



First Floor



Second Floor

MEASUREMENTS

(Millimetres / Feet & Inches)

Ground Floor		
Lounge		4676 (15'-4") x 3981 (13'-1")
Kitchen / Dining		2485 (8'-2") x 5796 (19')
W/C		934 (3'-1") x 1775 (5'-10")
First Floor		
Bedroom 2		4676 (15'-4") x 3081 (10'-1")
Bedroom 3		2585 (8'-6") x 3443 (11'-4")
Bedroom 4		1998 (6'-7") x 2675 (8'-9")
Bathroom		2485 (8'-2") x 2260 (7'-5")
Second Floor		
Bedroom 1		3523 (11'-7") x 3994 (13'-1") (upto 1200mm high headroom)
En-Suite		2460 (8'-1") x 2130 (7')



PLOTS 7 & 8 - CROMWELL (TYPE A)



CROMWELL - FOUR BEDROOM DETACHED PROPERTY IN A SOUGHT AFTER VILLAGE LOCATION

This stunning detached residence is set over three floors, offering beautifully balanced accommodation that is perfect for modern family living.

The ground floor welcomes you with a spacious hallway, leading to a comfortable lounge, a stylish family dining kitchen and a convenient guest W.C.

To the first floor are three generously sized bedrooms, and a contemporary family bathroom. The top floor offers the master bedroom with en suite shower room.

This is a home that combines space, style, and sustainability, making it an exceptional choice for family buyers.

Key Features:

- 10-Year New Build Guarantee
- Double-glazed throughout
- Luxury fitted kitchen with integrated quality appliances
- Gas central heating and energy-saving solar panels
- Contemporary fitted bathrooms
- Sought-after village location, combining community charm with countryside living

Ground Floor

- Lounge: 4676 x 3981 (13'4" x 13'1")
- Kitchen / Dining: 2485 x 5796 (8'2" x 19')
- WC: 934 x 1775 (3'1" x 5'10")

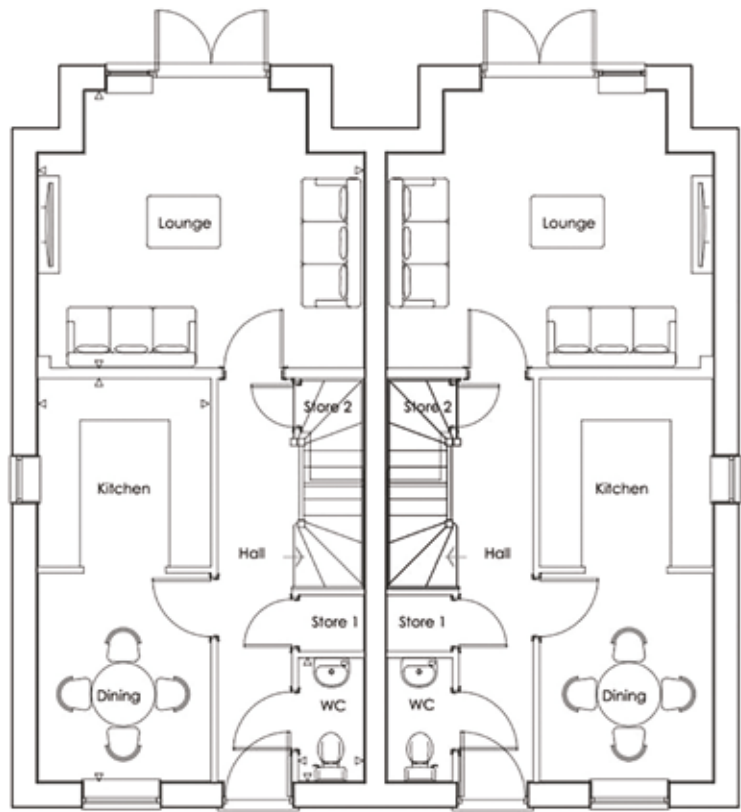
First Floor

- Bedroom 2: 4676 x 3081 (15'4" x 10'1")
- Bedroom 3: 2585 x 3443 (8'6" x 11'4")
- Bedroom 4: 1998 x 2675 (6'7" x 8'9")
- Bathroom: 2485 x 2260 (8'2" x 7'5")

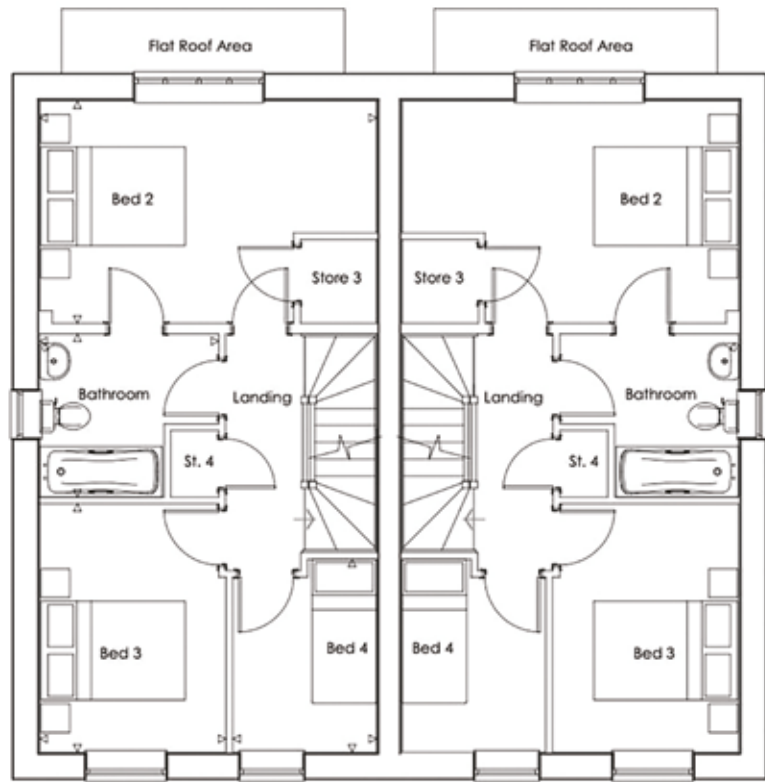
Second Floor

- Bedroom 1: 3523 x 3994 (11'7" x 13'1") (upto 1200mm high headroom)
- En-Suite: 2460 x 2130 (8'1" x 7')

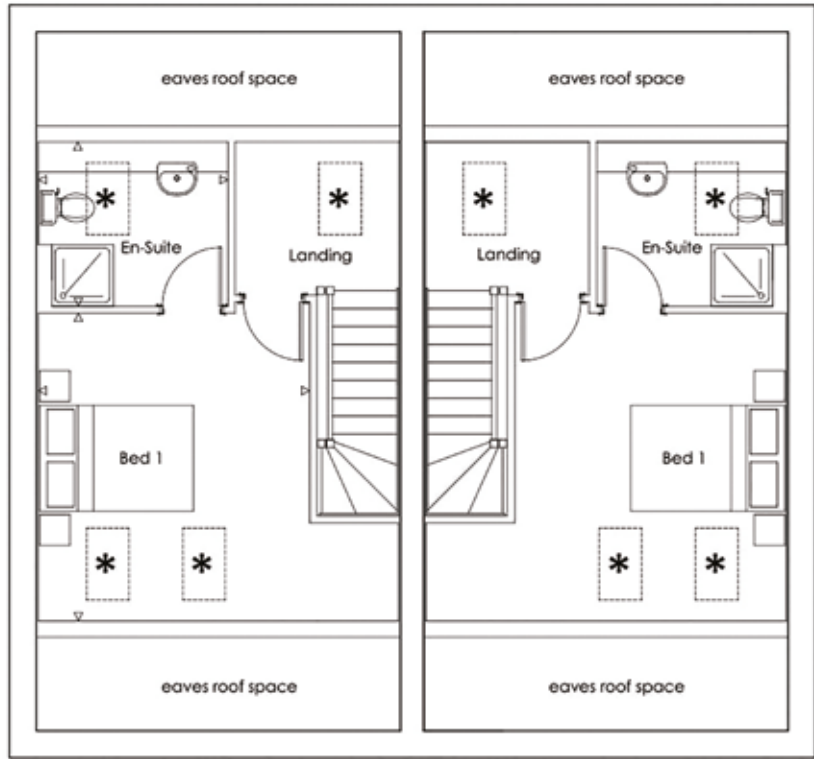
PLOTS 7 & 8 - CROMWELL (TYPE A) FLOOR PLANS



Ground Floor



First Floor



Second Floor

MEASUREMENTS

(Millimetres / Feet & Inches)

Ground Floor	
Lounge	4676 (13'-4") x 3981 (13'-1")
Kitchen / Dining	2485 (8'-2") x 5796 (19')
W/C	934 (3'-1") x 1775 (5'-10")
First Floor	
Bedroom 2	4676 (15'-4") x 3081 (10'-1")
Bedroom 3	2585 (8'-6") x 3443 (11'-4")
Bedroom 4	1998 (6'-7") x 2675 (8'-9")
Bathroom	2485 (8'-2") x 2260 (7'-5")
Second Floor	
Bedroom 1	3523 (11'-7") x 3994 (13'-1") (upto 1200mm high headroom)
En-Suite	2460 (8'-1") x 2130 (7')



PLOT 15 - GORSTY (TYPE K)

GORSTY - A THOUGHTFULLY DESIGNED DETACHED PROPERTY OFFERING VERSATILE LIVING SPACE

Set within an exclusive village development, this home combines elegance, practicality, and comfort across two well-planned floors.

The ground floor features a welcoming hallway with guest W.C, a stylish lounge with dual-aspect windows. To the rear, the heart of the home is revealed in the impressive open-plan kitchen, dining, and family area with French doors opening out to the garden, complemented by a separate utility room.

Upstairs, the first floor offers four well-proportioned bedrooms and a contemporary family bathroom. The luxurious principal bedroom is complete with its own en-suite.

Key Features:

- 10-Year New Build Guarantee
- Double-glazed throughout
- Luxury fitted kitchen with integrated quality appliances
- Gas central heating and energy-saving solar panels
- Contemporary fitted bathrooms
- Sought-after village location, combining community charm with countryside living

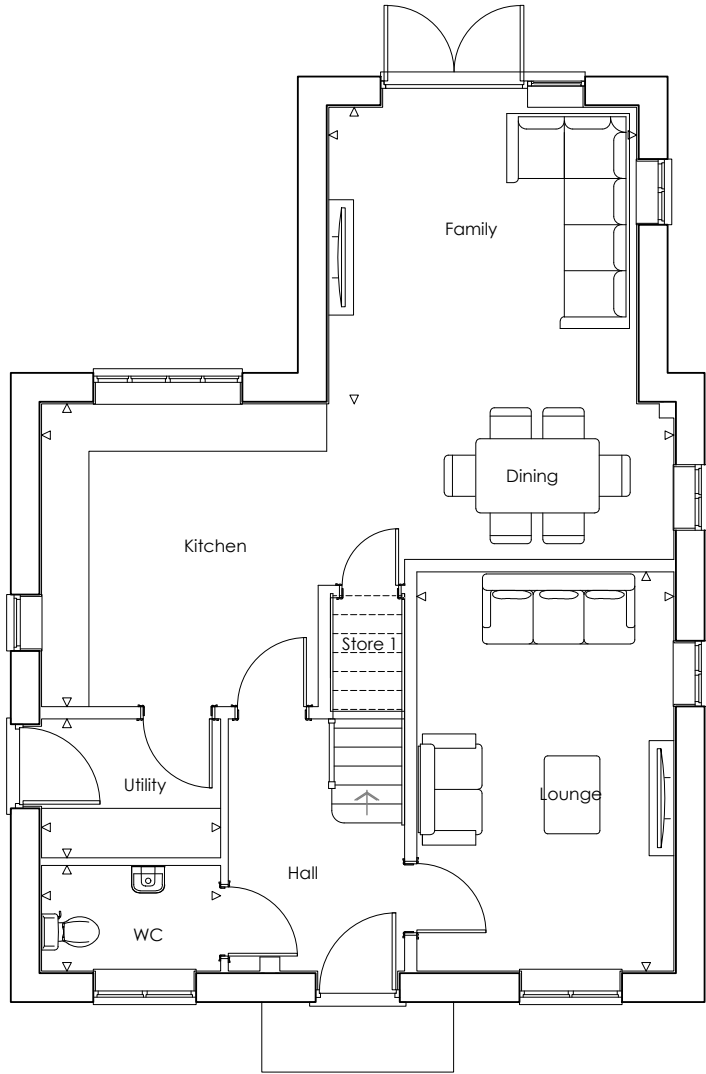
Ground Floor

- Lounge: 3120 x 4850 (10'3" x 15'1")
- Kitchen / Dining: 7678 x 3677 (25'2" x 12'1")
- Family: 3740 x 3600 (12'3" x 11'10")
- Utility Room: 2175 x 1685 (7'2" x 5'6")
- WC: 2175 x 1285 (7'2" x 4'3")

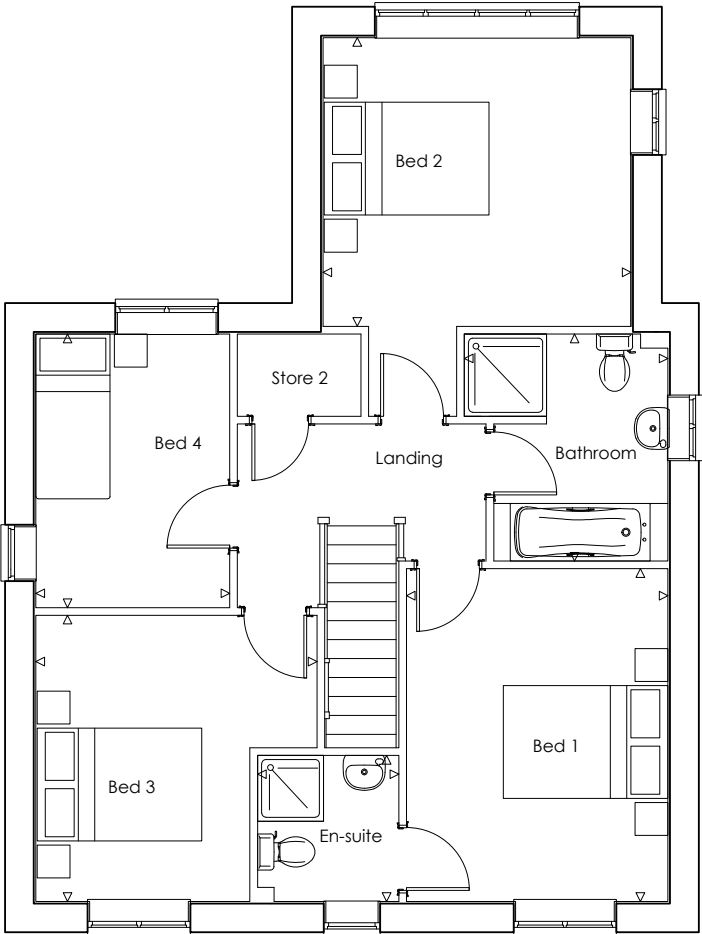
First Floor

- Bedroom 1: 3176 x 4040 (10'5" x 13'3")
- En-Suite: 1716 x 1772 (5'8" x 5'10")
- Bedroom 2: 3740 x 3507 (12'3" x 11'6")
- Bedroom 3: 3415 x 3475 (11'2" x 11'5")
- Bedroom 4: 2355 x 3322 (7'9" x 10'11")
- Bathroom: 2474 x 2757 (8'1" x 9'1")

PLOT 15 - GORSTY (TYPE K) FLOOR PLANS



Ground Floor



First Floor

MEASUREMENTS

(Millimetres / Feet & Inches)

Ground Floor	
Lounge	3120 (10'-3") x 4850 (15'-1")
Kitchen / Dining	7678 (25'-2") x 3677 (12'-1")
Family	3740 (12'-3") x 3600 (11'-10")
Utility Room	2175 (7'-2") x 1685 (5'-6")
W/C	2175 (7'-2") x 1285 (4'-3")
First Floor	
Bedroom 1	3176 (10'-5") x 4040 (13'-3")
En-Suite	1716 (5'-8") x 1772 (5'-10")
Bedroom 2	3740 (12'-3") x 3507 (11'-6")
Bedroom 3	3415 (11'-2") x 3475 (11'-5")
Bedroom 4	2355 (7'-9") x 3322 (10'-11")
Bathroom	2474 (8'-1") x 2757 (9'-1")



PLOT 6 - WILLOWSEND (TYPE L)

WILLOWSEND - A STUNNING DETACHED FAMILY HOME OFFERING A GOOD SIZE LIVING SPACE

The accommodation comprises an entrance hall with guest W.C., a spacious front- to-back lounge with views over the rear garden, and an open-plan family dining kitchen designed for modern living and a utility room.

To the first floor, a landing leads to four bedrooms and a contemporary bathroom, plus luxurious en-suite to the principal bedroom.

Key Features:

- 10-Year New Build Guarantee
- Double-glazed throughout
- Luxury fitted kitchen with integrated quality appliances
- Gas central heating and energy-saving solar panels
- Contemporary fitted bathrooms
- Sought-after village location, combining community charm with countryside living

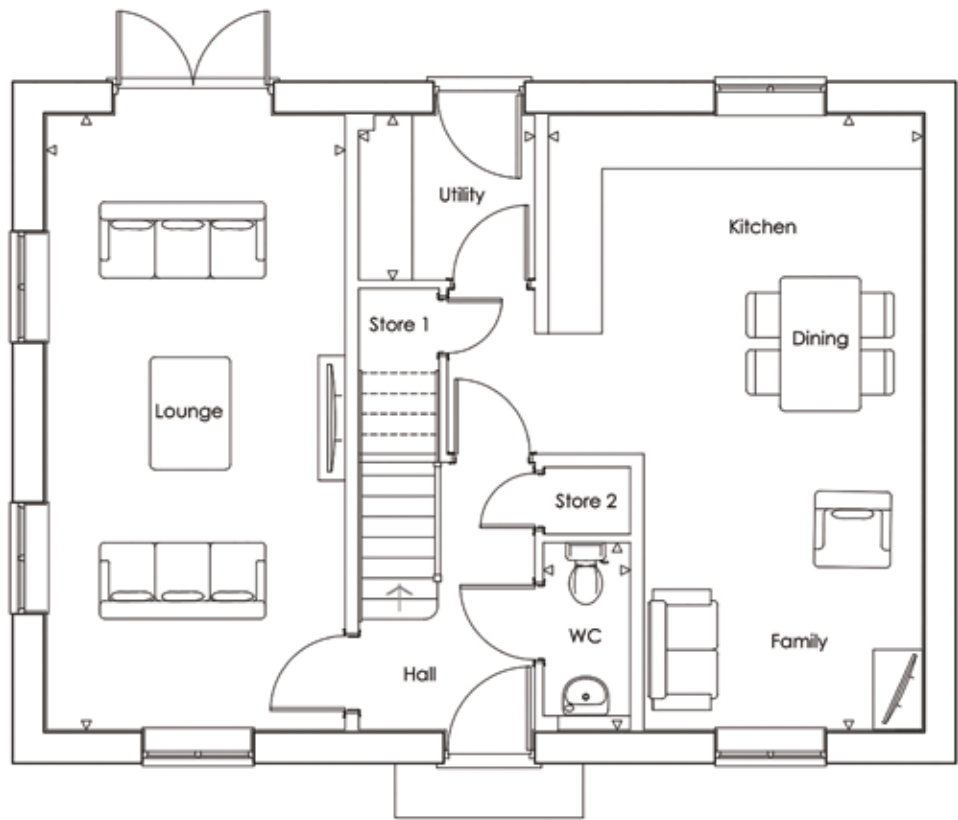
Ground Floor

- Lounge: 3343 (11') x 6890 (22'7")
- Kitchen / Dining / Family: 4191 (13'9") x 6890 (22'7")
- Utility Room: 1974 (6'6") x 1850 (6'1")
- WC: 975 (3'2") x 2100 (6'11")

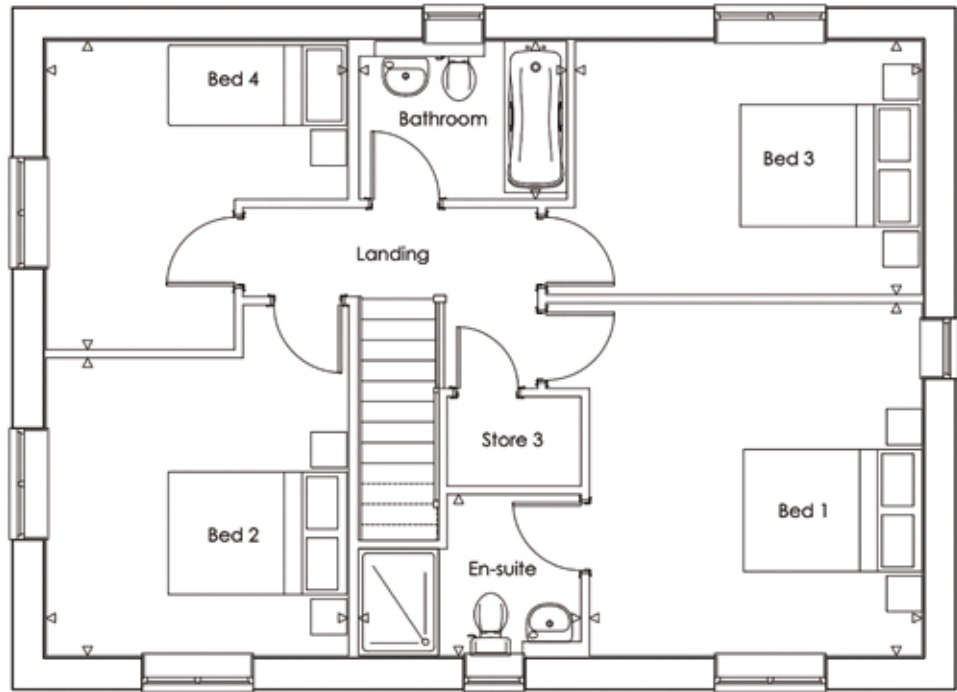
First Floor

- Bedroom 1: 3729 x 3953 (12'3" x 13')
- En-Suite: 2493 x 1810 (8'2" x 5'11")
- Bedroom 2: 3386 x 3337 (11'1" x 10'11")
- Bedroom 3: 3887 x 2844 (12'9" x 9'4")
- Bedroom 4: 3386 x 3460 (11'1" x 11'4")
- Bathroom: 2336 x 1775 (7'8" x 5'10")

PLOT 6 - WILLOWSEND (TYPE L) FLOOR PLANS



Ground Floor



First Floor

MEASUREMENTS

(Millimetres / Feet & Inches)

Ground Floor	
Lounge	3343 (11') x 6890 (22'7")
Kitchen / Dining / Family	4191 (13'9") x 6890 (22'7")
Utility Room	1974 (6'6") x 1850 (6'1")
W/C	975 (3'2") x 2100 (6'11")
First Floor	
Bedroom 1	3729 (12'3") x 3953 (13')
En-Suite	2493 (8'2") x 1810 (5'11")
Bedroom 2	3386 (11'1") x 3337 (10'11")
Bedroom 3	3887 (12'9") x 2844 (9'4")
Bedroom 4	3386 (11'1") x 3460 (11'4")
Bathroom	2336 (7'8") x 1775 (5'10")



PLOT 1 - HAWTHORNE (TYPE E)

THE HAWTHORNE - A DETACHED FAMILY HOME IN FINDERN

The Hawthorne is an attractive detached family home offering well-planned living space within this exclusive small development in the sought-after village of Findern.

The accommodation comprises an entrance hall with guest W.C., a spacious front- to-back lounge with views over the rear garden, and an L-shaped open-plan family dining kitchen designed for modern living. To the first floor, a generous landing leads to four bedrooms and two contemporary bathrooms, including a luxurious en-suite to the principal bedroom.

Key Features:

- 10-Year New Build Guarantee
- Double-glazed throughout
- Luxury fitted kitchen with integrated quality appliances
- Gas central heating and energy-saving solar panels
- Contemporary fitted bathrooms
- Prime village location, combining community charm with countryside living

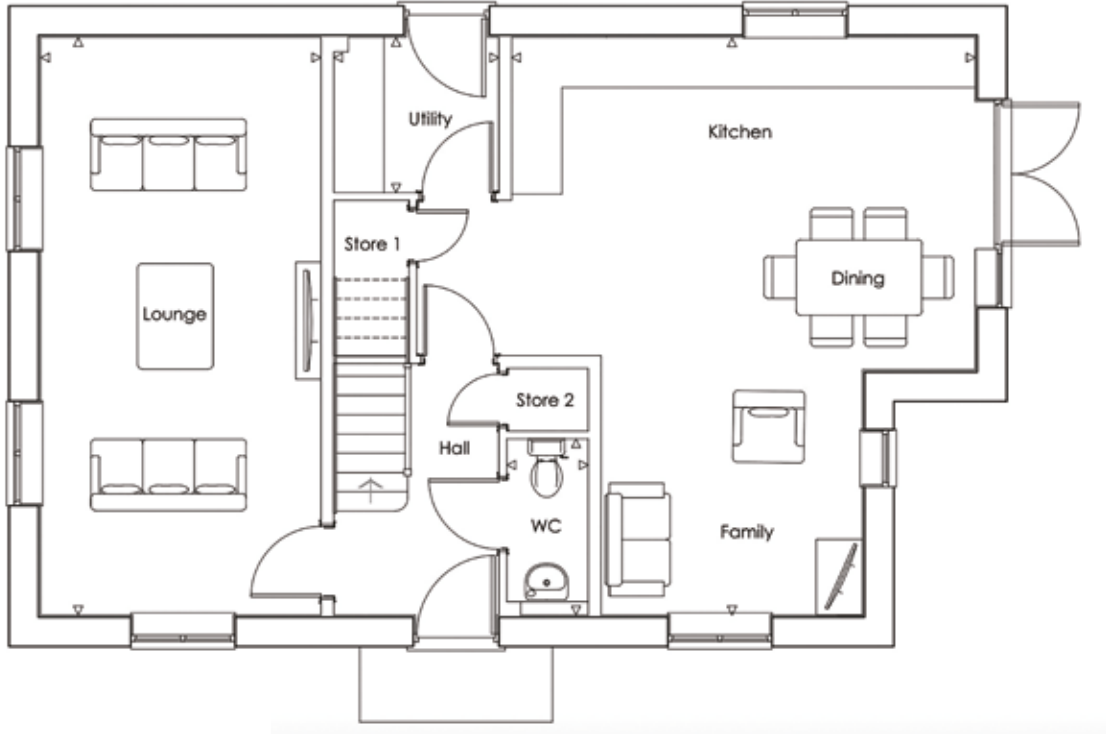
Ground Floor

- Lounge: 3343 × 6890 mm (11'1" × 22'7")
- Kitchen / Dining / Family: 5541 × 6890 mm (18'2" × 22'7")
- Utility Room: 1974 × 1850 mm (6'6" × 6'1")
- WC: 975 × 2100 mm (3'2" × 6'11")

First Floor

- Bedroom 1: 3729 × 3953 mm (12'3" × 13'0")
- En-Suite (to Bedroom 1): 2493 × 1810 mm (8'2" × 5'11")
- Bedroom 2: 3386 × 3337 mm (11'1" × 10'11")
- Bedroom 3: 3887 × 2844 mm (12'9" × 9'4")
- Bedroom 4: 3386 × 3460 mm (11'1" × 11'4")
- Bathroom: 2336 × 1775 mm (7'8" × 5'10")

PLOT 1 - HAWTHORNE (TYPE E) FLOOR PLANS



Ground Floor



First Floor

MEASUREMENTS

(Millimetres / Feet & Inches)

Ground Floor	
Lounge	3343 (11') x 6890 (22'-7")
Kitchen / Dining / Family	45541 (18'-2") x 6890 (22'-7")
Utility Room	1974 (6'-6") x 1850 (6'-1")
W/C	975 (3'-2") x 2100 (6'-11")
First Floor	
Bedroom 1	3729 (12'-3") x 3953 (13')
En-Suite	2493 (8'-2") x 1810 (5'-11")
Bedroom 2	3386 (11'-1") x 3337 (10'-11")
Bedroom 3	3887 (12'-9") x 2844 (9'-4")
Bedroom 4	3386 (11'-1") x 3460 (11'-4")
Bathroom	2336 (7'-8") x 1775 (5'-10")



PLOT 12 & 14 - LONGLANDS (TYPE C)

THE LONGLANDS - A SPACIOUS DETACHED FAMILY HOME

The Longlands is a thoughtfully designed detached property offering versatile living space, perfect for modern family life. Set within an exclusive village development, this home combines elegance, practicality, and comfort across two well-planned floors.

The ground floor features a welcoming hallway with guest W.C., a front-facing study, and a stylish lounge with dual-aspect windows. To the rear, the heart of the home is revealed in the impressive open-plan kitchen, dining, and family area with French doors opening out to the garden, complemented by a separate utility room.

Upstairs, the first floor offers three well-proportioned bedrooms and a contemporary family bathroom. The luxurious principal bedroom is complete with its own en-suite and dressing room, while bedroom two also benefits from a private dressing area.

Key Features:

- 10-Year New Build Guarantee
- Double-glazed throughout
- Luxury fitted kitchen with integrated quality appliances
- Gas central heating and energy-saving solar panels
- Contemporary fitted bathrooms
- Exclusive village location combining community charm with countryside living

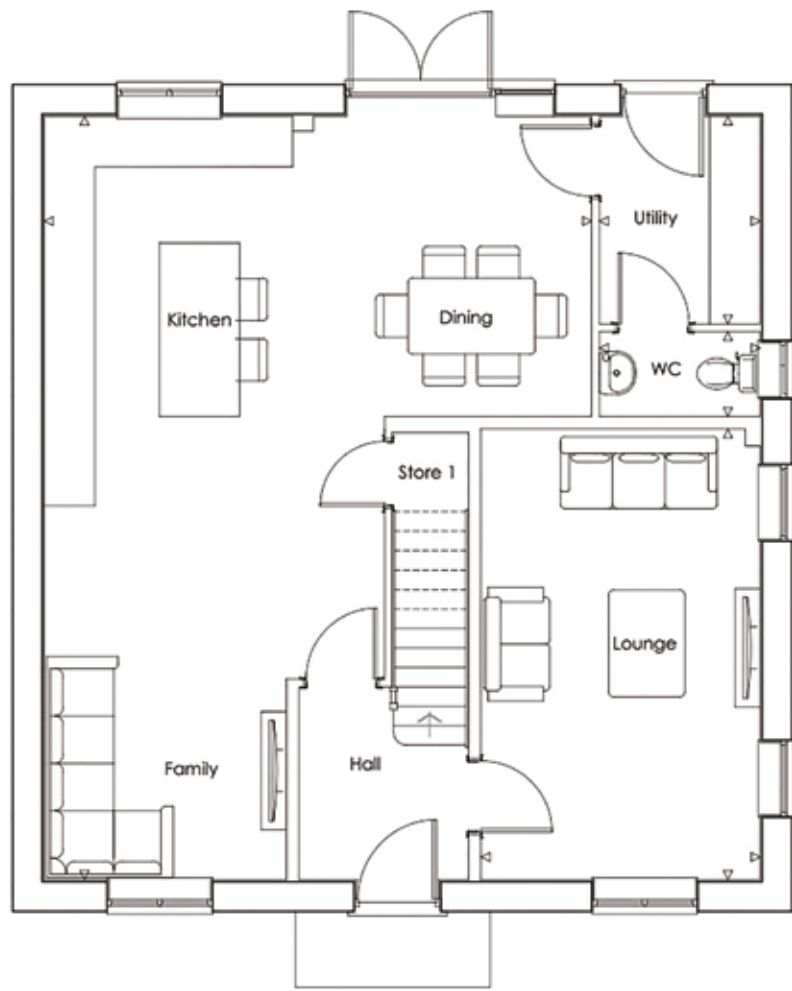
Ground Floor

- Lounge: 3300 × 5328 mm (10'10" × 17'6")
- Kitchen / Dining / Family: 6472 × 9027 mm (21'3" × 29'7")
- Utility Room: 1900 × 2457 mm (6'3" × 8'1")
- WC: 1900 × 1000 mm (6'3" × 3'3")

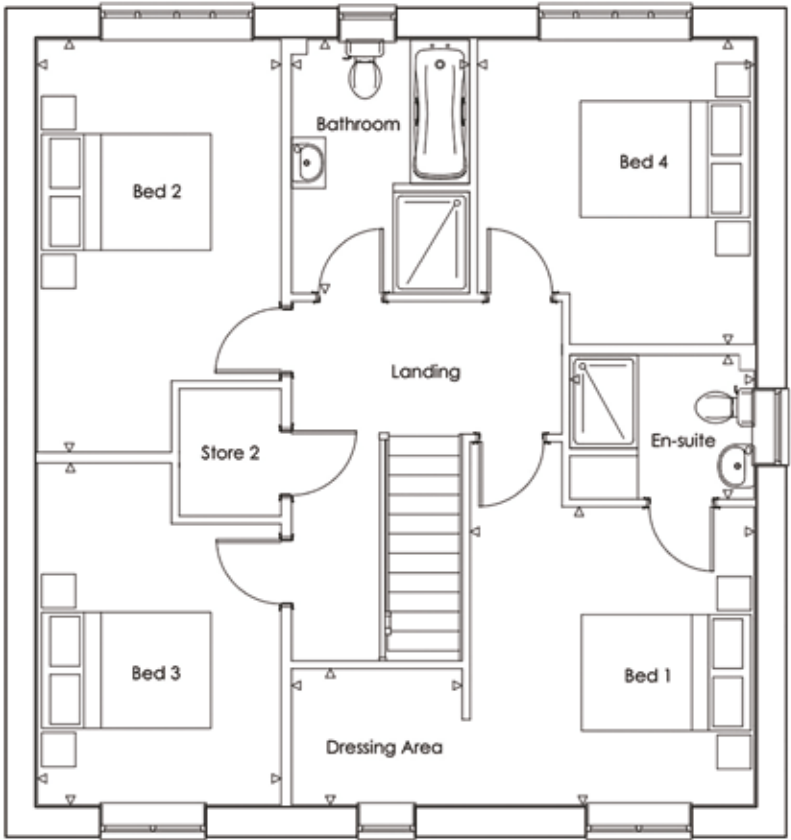
First Floor

- Bedroom 1: 3357 × 3516 mm (11'0" × 11'6")
- En-Suite (to Bedroom 1): 2178 × 1700 mm (7'2" × 5'7")
- Dressing Area (Bedroom 1): 2014 × 1607 mm (6'7" × 5'3")
- Bedroom 2: 2875 × 4868 mm (9'5" × 16'0")
- Bedroom 3: 2875 × 4034 mm (9'5" × 13'3")
- Bedroom 4: 3271 × 3593 mm (10'9" × 11'9")
- Bathroom: 2100 × 2993 mm (6'11" × 9'10")

PLOT 12 & 14 - LONGLANDS (TYPE C) FLOOR PLANS



Ground Floor



First Floor

MEASUREMENTS

(Millimetres / Feet & Inches)

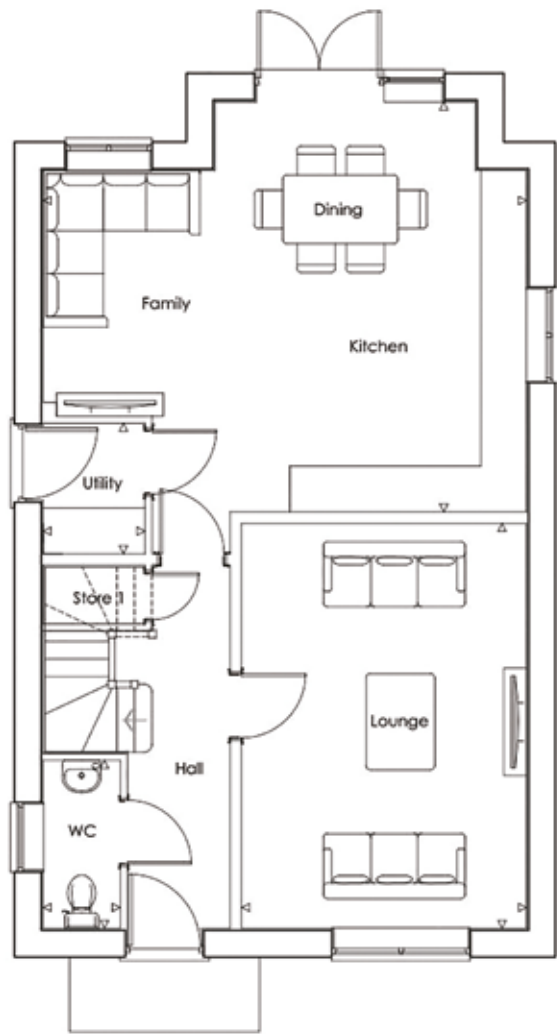
Ground Floor	
Lounge	3300 (10'-10") x 5328 (17'-6")
Kitchen / Dining / Family	6472 (21'-3") x 9027 (29'-7")
Utility Room	1900 (6'-3") x 2457 (8'-1")
W/C	1900 (6'-3") x 1000 (3'-3")
First Floor	
Bedroom 1	3357 (11') x 3516 (11'-6")
En-Suite	2178 (7'-2") x 1700 (5'-7")
Dressing Area	2014 (6'-7") x 1607 (5'-3")
Bedroom 2	2875 (9'-5") x 4868 (16')
Bedroom 3	2875 (9'-5") x 4034 (13'-3")
Bedroom 4	3271 (10'-9") x 3593 (11'-9")
Bathroom	2100 (6'-11") x 2993 (9'-10")



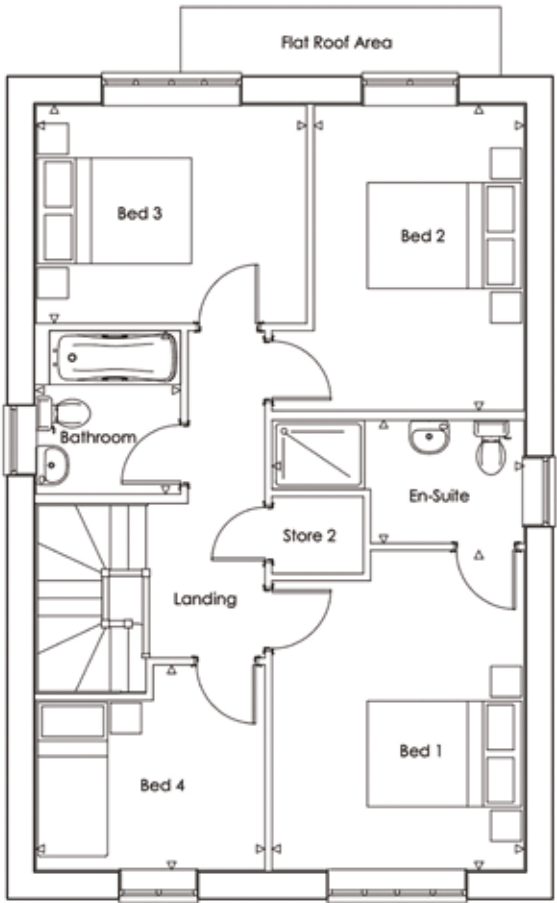
PLOT 16 - PORTERS (TYPE M)

PORTERS -

PLOT 16 - PORTERS (TYPE M) FLOOR PLANS



Ground Floor



First Floor

MEASUREMENTS

(Millimetres / Feet & Inches)

Ground Floor	
Lounge	3730 (12'-3") x 5300 (17'-5")
Kitchen / Dining / Family	6327 (20'-9") x 5367 (17'-7")
Utility Room	1335 (4'-5") x 1710 (5'-7")
W/C	1009 (3'-4") x 2200 (7'-3")
First Floor	
Bedroom 1	3266 (10'-9") x 4143 (13'-7")
En-Suite	3266 (10'-9") x 1600 (5'-3")
Bedroom 2	2725 (8'-11") x 3960 (13')
Bedroom 3	3509 (11'-6") x 2830 (9'-3")
Bedroom 4	2968 (9'-9") x 2660 (8'-9")
Bathroom	1875 (6'-2") x 2120 (6'-11")



PLOT 11 - THURSTON (TYPE I)

THE THRUSHTON - AN ELEGANT DETACHED FAMILY HOME

The Thrushton is a superbly designed detached home that blends space, style, and practicality, making it an ideal choice for family living. Set within an exclusive village development, it offers a thoughtful layout across two floors with generous proportions throughout.

On the ground floor, the welcoming hallway leads to a front-facing study, a spacious lounge, and a convenient guest W.C. To the rear, the highlight of the home is the impressive open-plan kitchen, dining, and family space with French doors opening to the garden, complemented by a useful utility room.

The first floor offers three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom benefits from a private en-suite and dressing room, while the second bedroom also enjoys its own dressing area.

Key Features:

- 10-Year New Build Guarantee
- Double-glazed throughout
- Luxury fitted kitchen with integrated quality appliances
- Gas central heating and energy-saving solar panels
- Contemporary fitted bathrooms
- Exclusive village location combining community charm with countryside living

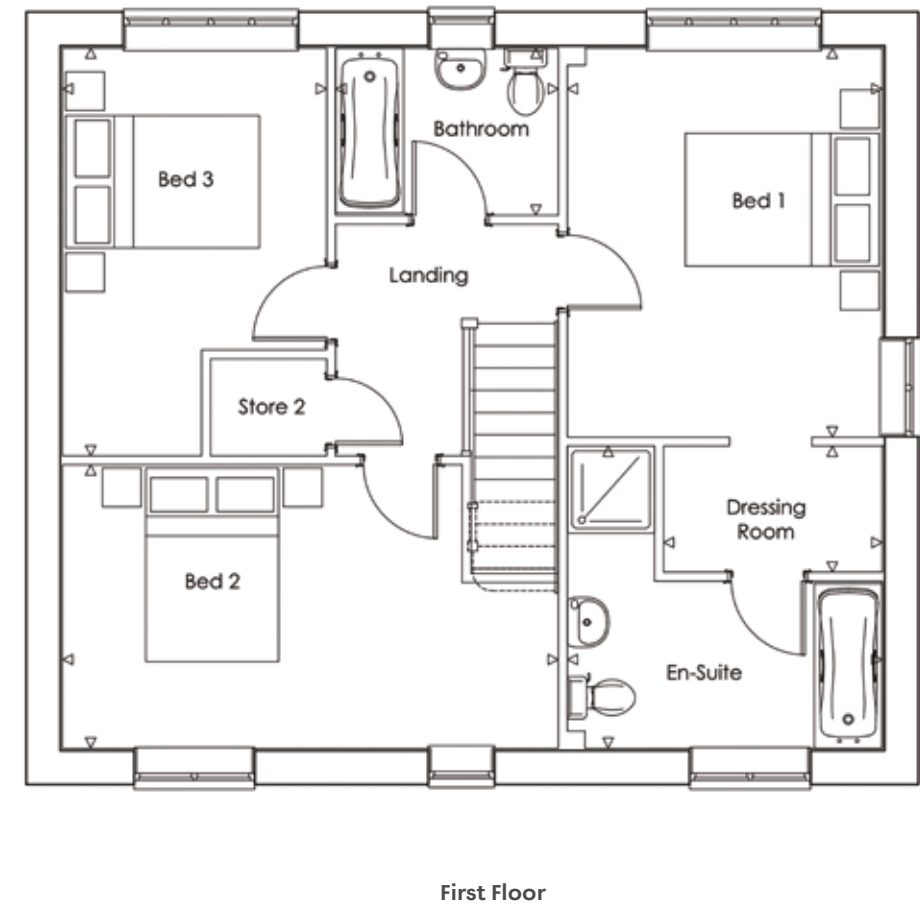
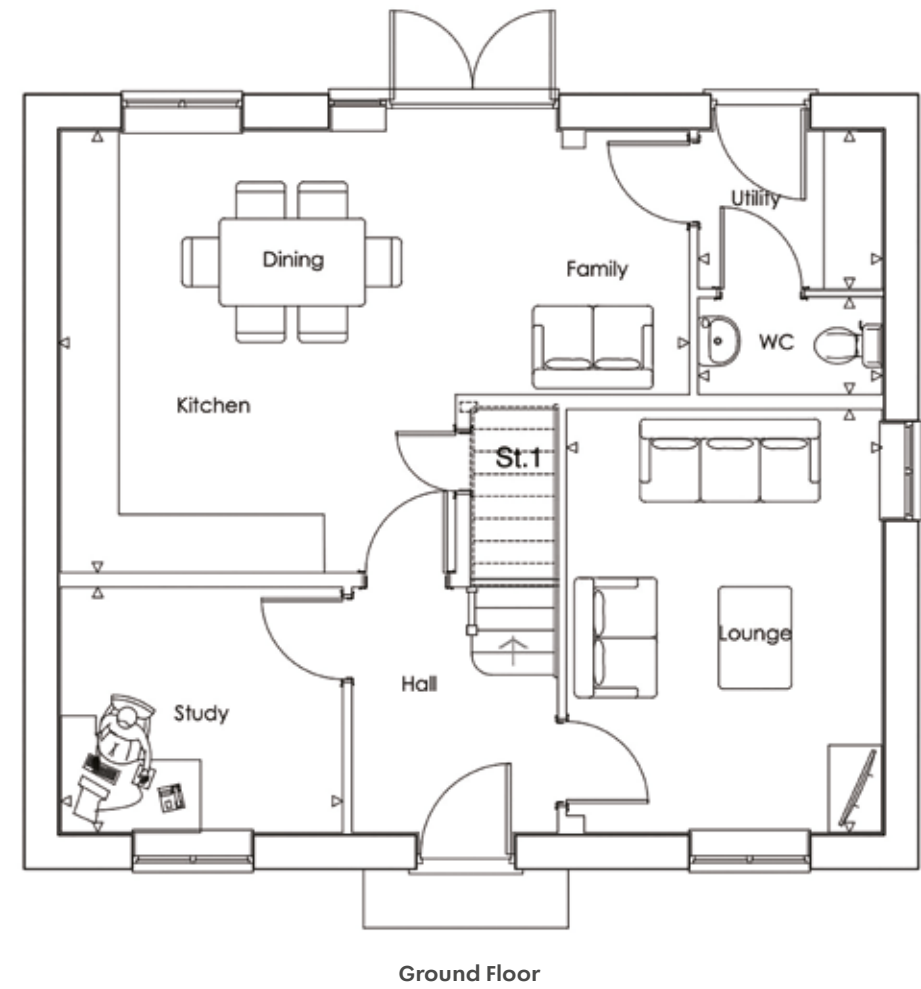
Ground Floor

- Lounge: 3250 × 4359 mm (10'8" × 14'4")
- Kitchen / Dining / Family: 6478 × 4550 mm (21'3" × 14'11")
- Study: 2907 × 2527 mm (9'6" × 8'3")
- Utility Room: 1894 × 1625 mm (6'3" × 5'4")
- WC: 1894 × 1000 mm (6'3" × 3'3")

First Floor

- Bedroom 1: 3250 × 4016 mm (10'8" × 13'2")
- En-Suite (to Bedroom 1): 3250 × 3118 mm (10'8" × 10'3")
- Dressing Room (Bedroom 1): 2257 × 1300 mm (7'5" × 4'3")
- Bedroom 2: 5122 × 2925 mm (16'10" × 9'7")
- Bedroom 3: 2729 × 4209 mm (8'11" × 13'10")
- Bathroom: 2300 × 1725 mm (7'7" × 5'8")

PLOT 11 - THURSTON (TYPE I) FLOOR PLANS



MEASUREMENTS

(Millimetres / Feet & Inches)

Ground Floor	
Lounge	3250 (10'-8") x 4359 (14'-4")
Kitchen / Dining / Family	6478 (21'-3") x 4550 (14'-11")
Study	2907 (9'-6") x 2527 (8'-3")
Utility Room	1894 (6'-3") x 1625 (5'-4")
W/C	1894 (6'-3") x 1000 (3'-3")
First Floor	
Bedroom 1	3250 (10'-8") x 4016 (13'-2")
En-Suite	3250 (10'-8") x 3118 (10'-3")
Dressing Room	2257 (7'-5") x 1300 (4'-3")
Bedroom 2	5122 (16'-10") x 2925 (9'-7")
Bedroom 3	2729 (8'-11") x 4209 (13'-10")
Bathroom	2300 (7'-7") x 1725 (5'-8")



PLOT 4 - WALLFIELDS (TYPE F)

WALL FIELDS - AN EXCEPTIONAL FIVE-BEDROOM DETACHED HOME

Wall Fields is an outstanding detached family residence offering five bedrooms and three bathrooms, thoughtfully designed to provide the perfect balance of space, style, and comfort. Situated within an exclusive village development, this home is ideal for modern family life.

The ground floor features a welcoming hallway, a spacious lounge, a dedicated study, and a guest W.C. The heart of the home is the expansive open-plan kitchen, dining, and family room with French doors leading to the garden, supported by a separate utility room.

Upstairs, the first floor offers five generously sized bedrooms and three stylish bathrooms. The luxurious principal suite includes a private en-suite and dressing room, while the additional bedrooms provide flexibility for family, guests, or home working.

Key Features:

- 10-Year New Build Guarantee
- Five bedrooms and three bathrooms
- Double-glazed throughout
- Luxury fitted kitchen with integrated quality appliances
- Gas central heating and energy-saving solar panels
- Contemporary fitted bathrooms
- Exclusive village location combining community charm with countryside living

Ground Floor

- Lounge: 3540 × 5675 mm (11'7" × 18'7")
- Kitchen / Dining / Family: 9477 × 8105 mm (31'1" × 26'7")
- Study: 3469 × 2523 mm (11'5" × 8'3")
- Utility Room: 2400 × 1700 mm (7'10" × 5'7")
- WC: 976 × 1700 mm (3'2" × 5'7")

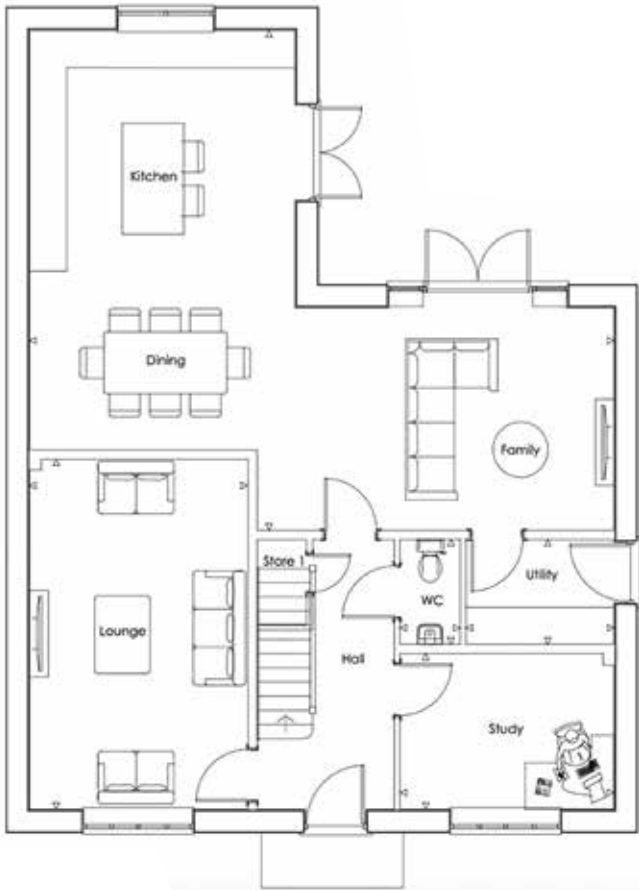
First Floor

- Bedroom 2: 4460 × 3602 mm (14'8" × 11'10")
- En-Suite (to Bedroom 2): 3540 × 1387 mm (11'7" × 4'7")
- Bedroom 3: 4703 × 3275 mm (15'5" × 10'9")
- Bedroom 4: 3540 × 2919 mm (1'7" × 9'7")
- Bedroom 5: 3469 × 2523 mm (11'5" × 8'3")
- Bathroom: 3469 × 2087 mm (11'5" × 6'10")

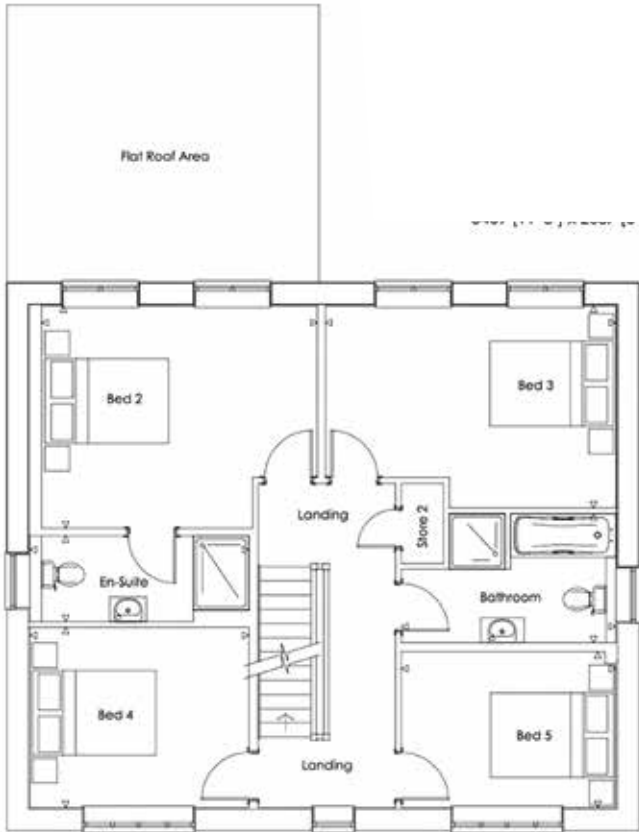
Second Floor

- Bedroom 1: 4344 × 5650 mm (14'3" × 18'6") (up to 1100 mm high headroom)
- Dressing Area (Bedroom 1): 3597 × 2424 mm (11'10" × 7'11") (up to 1100 mm high headroom)
- En-Suite (to Bedroom 1): 2504 × 3133 mm (8'3" × 10'3") (up to 1100 mm high headroom)

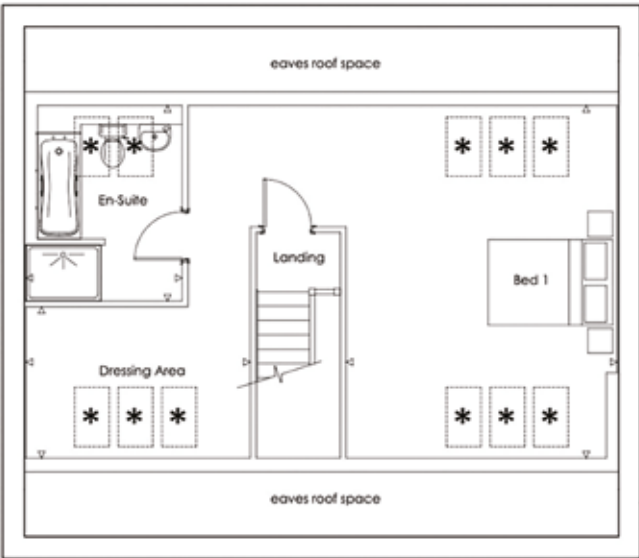
PLOT 4 - WALLFIELDS (TYPE F) FLOOR PLANS



Ground Floor



First Floor



Second Floor

MEASUREMENTS

(Millimetres / Feet & Inches)

Ground Floor		
Lounge		3540 (11'-7") x 5675 (18'-7")
Kitchen / Dining / Family		9477 (31'-1") x 8105 (26'-7")
Study		3469 (11'-5") x 2523 (8'-3")
Utility Room		2400 (7'-10") x 1700 (5'-7")
W/C		976 (3'-2") x 1700 (5'-7")
First Floor		
Bedroom 2		4460 (14'-8") x 3602 (11'-10")
En-Suite		3540 (11'-7") x 1387 (4'-7")
Bedroom 3		4703 (15'-5") x 3275 (10'-9")
Bedroom 4		3540 (11'-7") x 2919 (9'-7")
Bedroom 5		3469 (11'-5") x 2523 (8'-3")
Bathroom		3469 (11'-5") x 2087 (6'-10")
Second Floor		
Bedroom 1		4344 (14'-3") x 5650 (18'-6") (upto 1100mm high headroom)
Dressing Area		3597 (11'-10") x 2424 (7'-11") (upto 1100mm high headroom)
En-Suite		2504 (8'-3") x 3133 (10'-3") (upto 1100mm high headroom)

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BOOK A VALUATION

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Note: Buyers are informed that a declaration must be made by Abode Midlands Ltd that Nathan Anderson-Dixon is a director of both Abode Midlands Ltd the marketing agent and Abode New Homes Ltd and is therefore classed as a connected person. Negotiations and progression must go through the agency.