

Curzon Park

Wingerworth

A collection of 2, 3, 4 and 5 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



Curzon Park has it all

Opportunity knocks at Curzon Park, situated in the charming village of Wingerworth.

Bellway has carefully created a collection of two, three, four, and five bedroom homes at this sought-after location.

Curzon Park is well positioned to reach many neighbouring locations through various

transport methods; Chesterfield is on your doorstep with Derby and Nottingham to the south, as well as Sheffield to the north. All reachable by road or rail.

Your surroundings are second to none; glorious countryside is just waiting to be discovered, especially at the Peak District located just seven miles away.



Wingerworth – Somewhere special to call home

The village of Wingerworth offers amenities including a GP surgery, pharmacy, convenience store and a library. You're also just a three minute stroll from your local pub, The Hunloke Arms, which specialises in wood fired pizzas, artisan gelato, and craft beers and ciders. Two primary schools, Hunloke Park and Deer Park, are also within walking distance; Tupton Hall is a ten minute drive for older pupils.



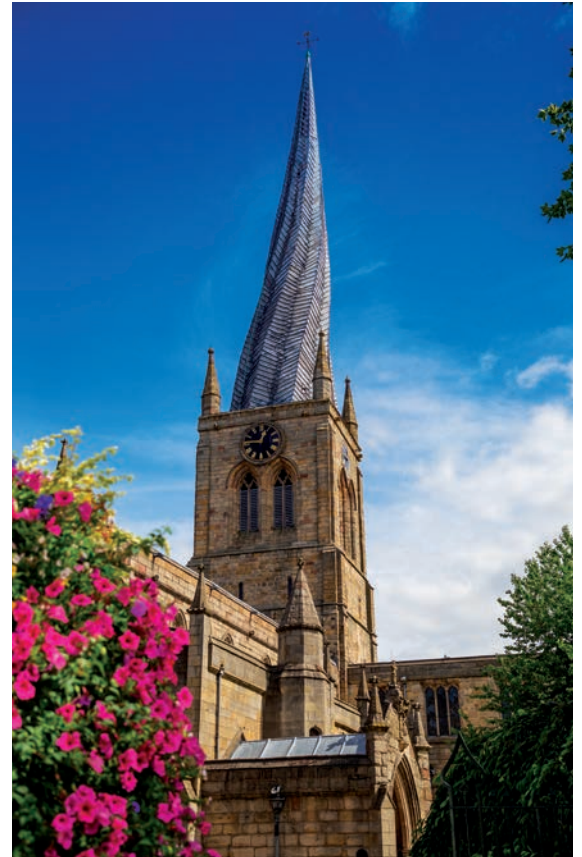
Make the most of the plentiful green space that's on offer for leisurely walks, as well as the sporting activities available nearby. Within the development itself, there's a balancing lagoon and a boardwalk where you can be at one with nature, too.

For even more fresh air, make your way to The Avenue Washlands close to Curzon Park, a popular spot which is teeming with beautiful wildlife and opportunities to get active.

The thriving town of Chesterfield can be reached in ten minutes by car, with attractions including its numerous markets which are held throughout the week. A superb range of independent and high street stores can be found dotted around the town, such as Marks and Spencer, Debenhams and H&M.

When you're feeling peckish, you'll be spoilt for choice in terms of eateries in Chesterfield. Opt for some Turkish fayre at the Stuffed Olive or try some Japanese delights at O-Tokuda. For live entertainment, you'll be in your element at the town's Pomegranate Theatre or Winding Wheel. What's more, there's a Cineworld for catching up on the latest Hollywood movies.

Curzon Park is located just off the A61, with the M1 15 minutes away. Chesterfield Railway Station is a 12 minute drive, linking you to destinations including Sheffield (14 minutes), Nottingham (32 minutes) and Birmingham New Street (1 hour 20 minutes). Doncaster Sheffield Airport is 47 minutes away by car and East Midlands Airport is just under an hour away, with both offering international travel. Living at Curzon Park will ensure you are well connected.



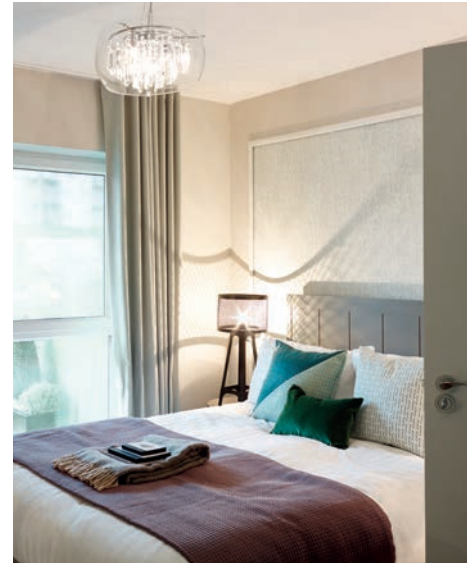
Chesterfield's Queen's Park Sports Centre offers an 80 station gym, eight lane swimming pool, fitness classes and a climbing wall to keep you active.



Curzon Park in Wingerworth is somewhere you'll be really proud to call home, both now and for many years to come.







Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.



Choose from our range of Additions options covering:

Kitchens:

- ~ Zanussi integrated fridge/freezer
- ~ Zanussi integrated dishwasher
- ~ Zanussi integrated washer/dryer
- ~ Zanussi integrated washing machine
- ~ Integrated wine cooler
- ~ Earthstone/Silica work surfaces
- ~ Under cupboard lights
- ~ Upgrade single to double oven
- ~ Upgrade from 4 ring to 5 ring hob
- ~ Induction hob with touch controls

- ~ Roca double ended Gap bath
- ~ Roca clean rim toilet with soft close seat
- ~ Roca Gap comfort height toilet with soft close seat
- ~ Roca Luna mirrored cabinet
- ~ Roca Luna shelf unit
- ~ Mirror over bath



Electrical:

- ~ Burglar Alarm
- ~ Upgrade to chrome electrical points
- ~ Network ports

Wardrobe:

- ~ Range of Hammonds wardrobes

Tiling:

- ~ Amtico flooring
- ~ Ceramic tiling to walls and floors is available

External:

- ~ Electric garage door
- ~ Additional patio slabs



Bathrooms:

- ~ Chrome heated towel rail by De'Longhi
- ~ Roca Debba drawer units

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

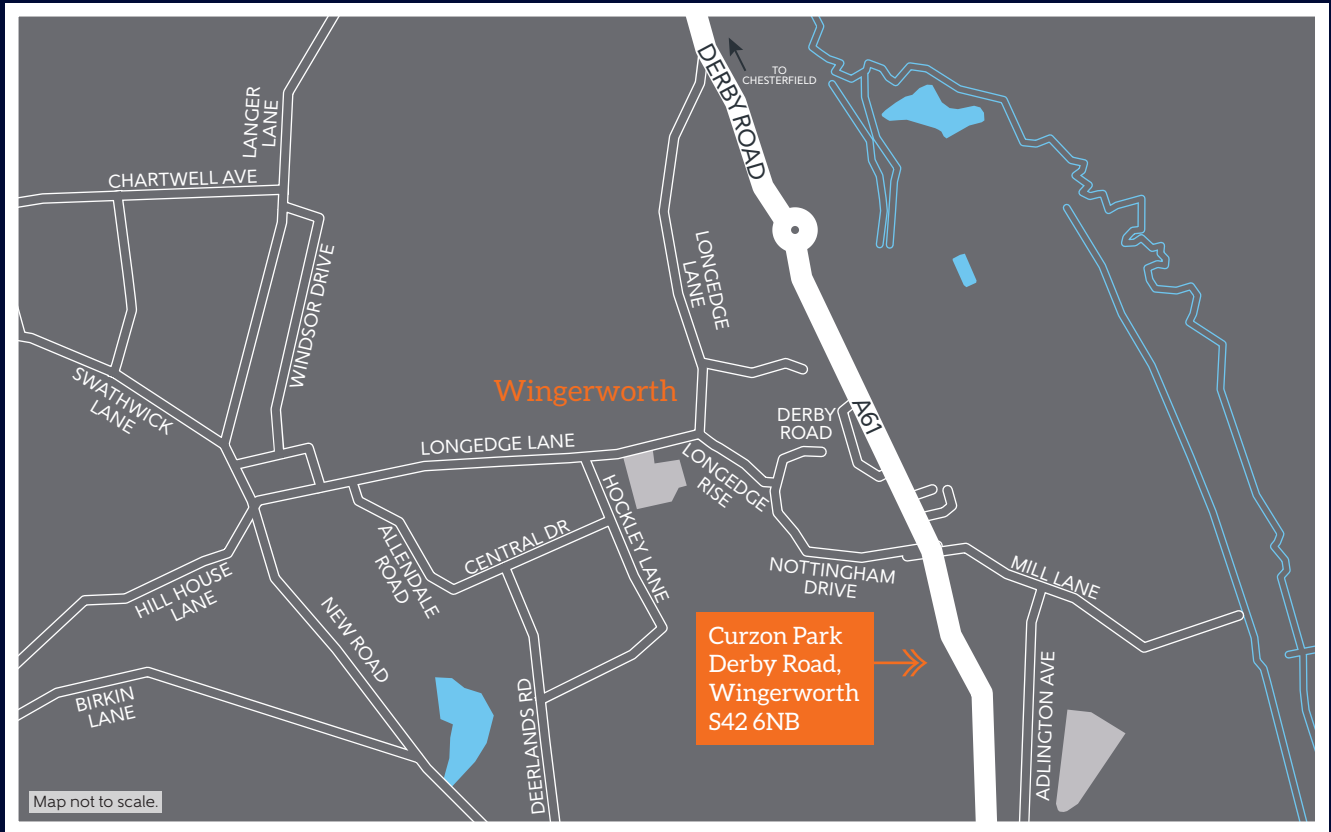
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

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