



# STEPHENSON GARDENS



[IVYGROVEHOMES.CO.UK](http://IVYGROVEHOMES.CO.UK)

## EXCLUSIVE VILLAGE LIVING CLOSE TO DERBY

Stephenson Gardens is a select development of fourteen, four, five and six bedroom prestigious family homes, situated in Littleover village, just three miles southwest of Derby City Centre.

The development is set in private mature gardens around the Old Hall, a Victorian Manor built in 1891. Named Stephenson Gardens after British Engineer George Stephenson known as the 'Father of Railways' after a stone coat of arms was found in the gardens of the Old Hall from the Old North Midland Railway. The houses are named after the old stations along the railway line.

Stephenson Gardens is close to a range of local amenities, and provides excellent road connections to the A38, A52 and M1 as well as being a short distance from Derby Royal Hospital, Rolls Royce and Toyota.

The homes are located within the catchment area of the Littleover Community School and within walking distance of Derby High School and Derby Grammar School.

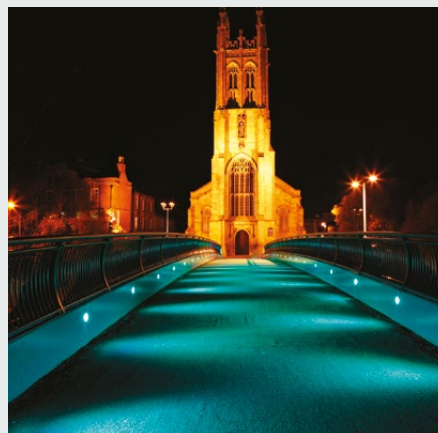
Ivygrove is an established family run business providing prestige commercial and residential developments across Derbyshire and the Midlands.



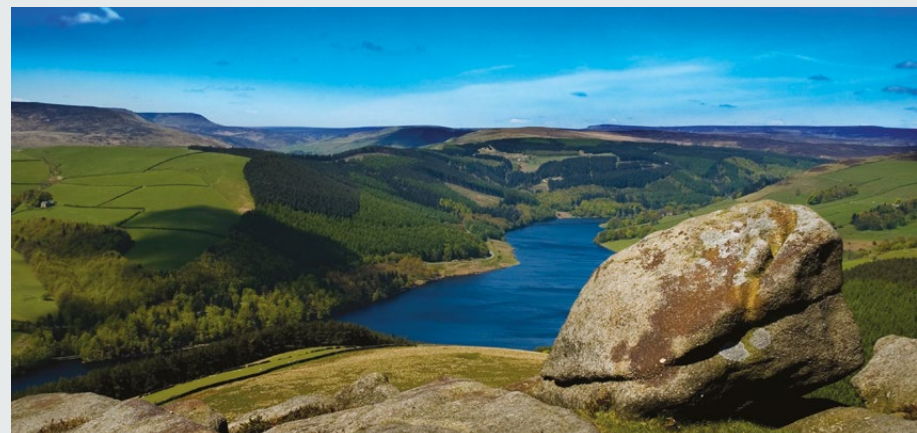
Irongate, Derby City Centre



George Stephenson



St Mary's Church, Derby City Centre

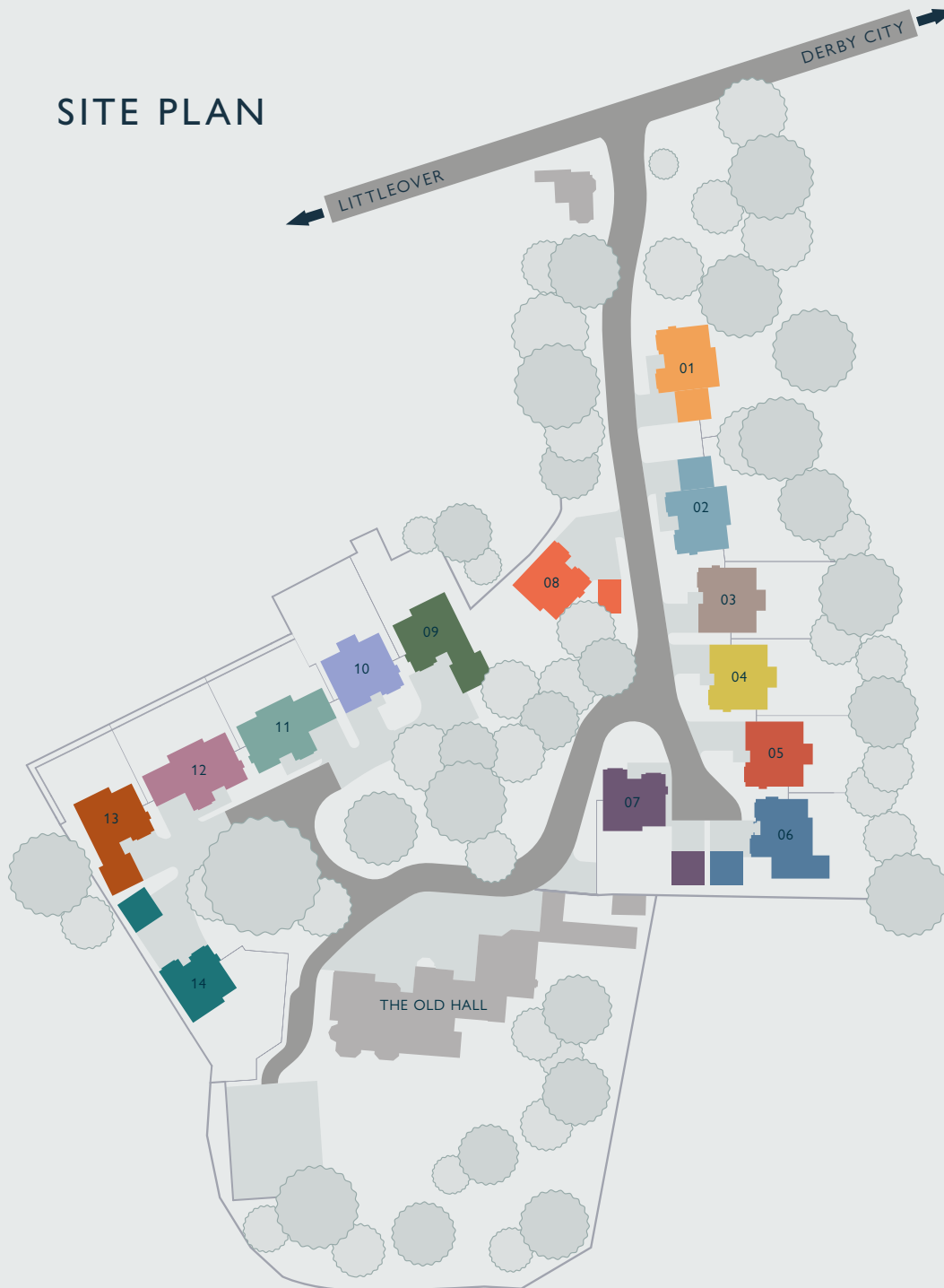


Derbyshire Dales

# LOCATION



# SITE PLAN

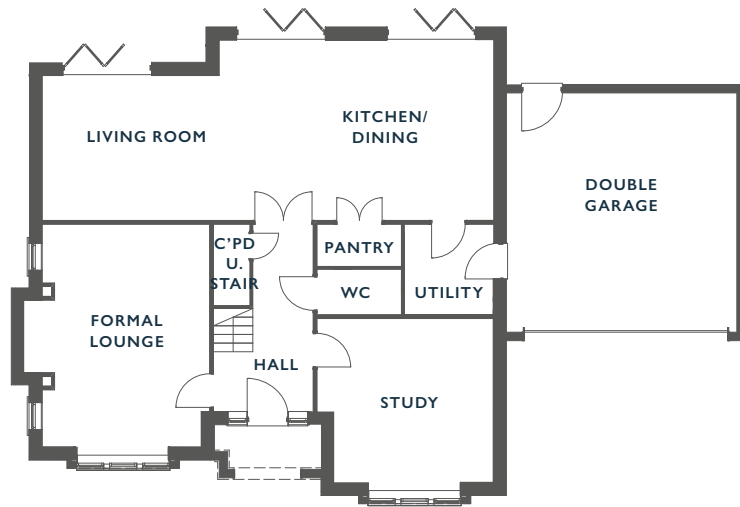


01	<b>HUNSLET HOUSE</b> 6 BEDROOM	PAGE 06
02	<b>WOODLESFORD HOUSE</b> 5 BEDROOM	PAGE 08
03	<b>OAKENSHAW HOUSE</b> 5 BEDROOM	PAGE 10
04	<b>WALTON HOUSE</b> 5 BEDROOM	PAGE 12
05	<b>NOTTON HOUSE</b> 5 BEDROOM	PAGE 12
06	<b>CUDWORTH HOUSE</b> 5 BEDROOM	PAGE 14
07	<b>DARFIELD HOUSE</b> 5 BEDROOM	PAGE 16
08	<b>WATH HOUSE</b> 4 BEDROOM	PAGE 18
09	<b>SWINTON HOUSE</b> 5 BEDROOM	PAGE 20
10	<b>KILNHURST HOUSE</b> 5 BEDROOM	PAGE 12
11	<b>TREETON HOUSE</b> 5 BEDROOM	PAGE 22
12	<b>BEIGHTON HOUSE</b> 6 BEDROOM	PAGE 24
13	<b>ECKINGTON HOUSE</b> 5 BEDROOM	PAGE 26
14	<b>WINGFIELD HOUSE</b> 4 BEDROOM	PAGE 18



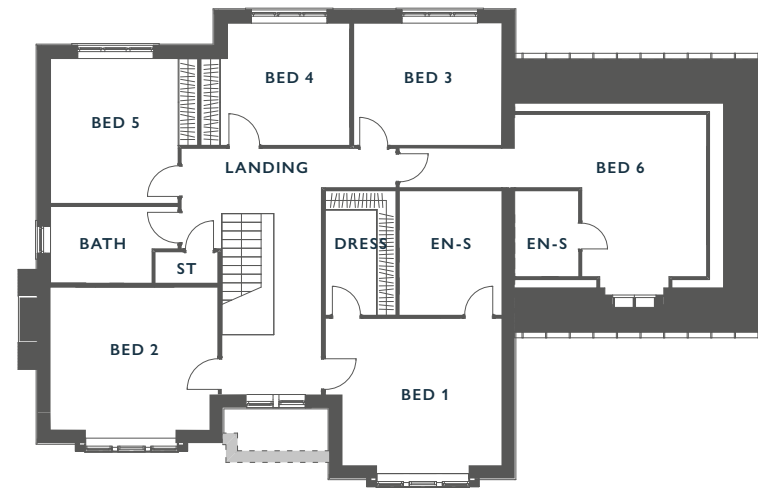






**GROUND FLOOR**

Living/Kitchen/Dining	11.52m x 4.61m	37'10" x 15'1"
Pantry	2.22m x 1.03m	7'3" x 3'5"
Utility	2.28m x 2.4m	7'6" x 7'10"
Lounge	4.28m x 5.78m	14'1" x 18'12"
Study	4.5m x 4.29m	14'9" x 14'1"
W/C	2.22m x 1.26m	7'3" x 4'2"
Store 1	0.99m x 2m	3'3" x 6'7"
Garage	5.86m x 6.09m	19'3" x 19'12"



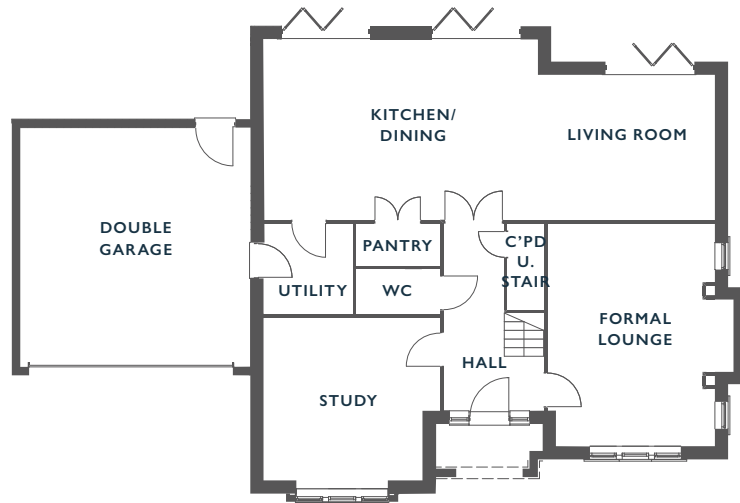
**FIRST FLOOR**

Main Bedroom 1	4.5m x 3.85m	14'9" x 12'8"
En-suite 1	2.61m x 3.22m	8'7" x 10'7"
Dressing Room	1.89m x 3.22m	6'2" x 10'7"
Bedroom 2	4.38m x 3.44m	14'4" x 11'3"
Bedroom 3	3.97m x 3.73m	13'0" x 12'3"
Bedroom 4	4.09m x 3.12m	13'5" x 10'3"
Bedroom 5	3.46m x 3.12m	11'4" x 10'3"
Bedroom 6	4.9m x 4.14m	16'1" x 13'7"
En-suite 2	1.73m x 2.26m	5'8" x 7'5"
Bathroom	3.24m x 2.25m	10'8" x 7'5"
Store 2	1.41m x 1.11m	4'8" x 3'8"



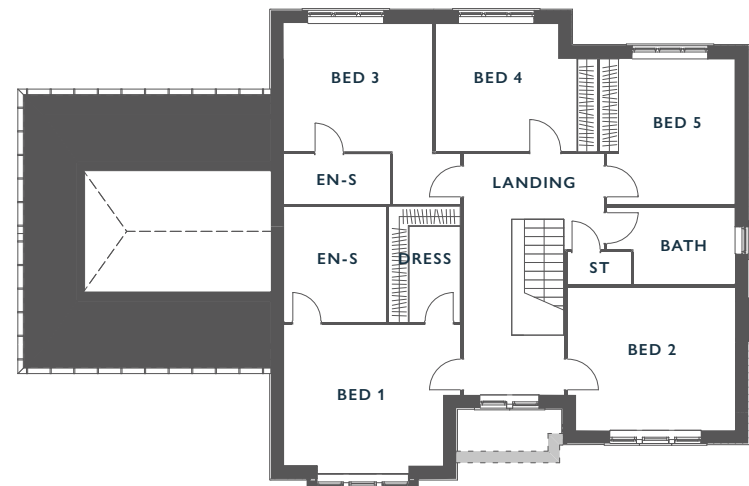






**GROUND FLOOR**

Living/Kitchen/Dining	11.52m x 4.61m	37'10" x 15'1"
Pantry	2.12m x 1.03m	6'11" x 3'5"
Utility	2.28m x 2.3m	7'6" x 7'7"
Lounge	4.28m x 5.78m	14'1" x 18'12"
Study	4.5m x 4.29m	14'9" x 14'1"
W/C	2.12m x 1.2m	6'11" x 3'11"
Store 1	0.92m x 2.1m	3'0" x 6'11"
Garage	5.88m x 6.12m	19'3" x 20'1"



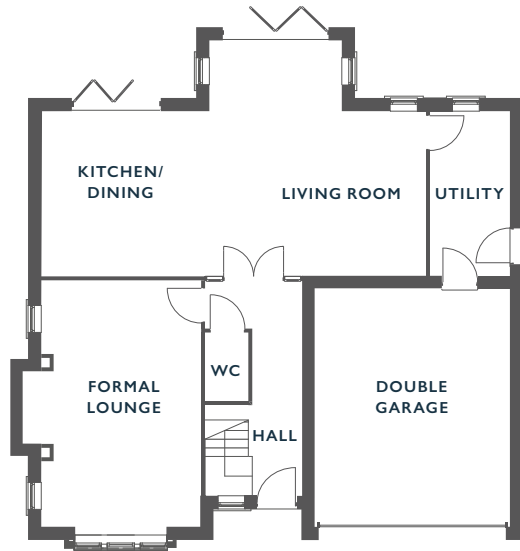
**FIRST FLOOR**

Bedroom 1	4.6m x 3.79m	15'1" x 12'5"
En-suite 1	2.61m x 3.22m	8'7" x 10'7"
Dressing Room	1.89m x 3.22m	6'2" x 10'7"
Bedroom 2	4.38m x 3.44m	14'4" x 11'3"
Bedroom 3	3.97m x 3.73m	13'0" x 12'3"
Bedroom 4	4.09m x 3.12m	13'5" x 10'3"
Bedroom 5	3.46m x 3.12m	11'4" x 10'3"
En-suite 2	2.46m x 1.1m	8'1" x 3'7"
Bathroom	3.31m x 2.31m	10'10" x 7'7"
Store 2	1.41m x 1.2m	4'8" x 3'11"



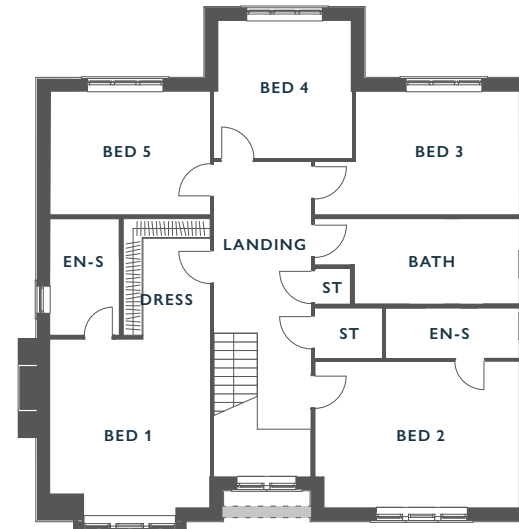






**GROUND FLOOR**

Living/Kitchen/Dining	9.75m x 6.04m	31'12" x 19'10"
Utility	2.07m x 4.24m	6'9" x 13'11"
Lounge	4.09m x 6.28m	13'5" x 20'7"
W/C	0.91m x 1.75m	2'12" x 5'9"
Garage	4.98m x 6.08m	16'4" x 19'11"



**FIRST FLOOR**

Main Bedroom 1	4.09m x 7.45m	13'5" x 24'5"
En-suite 1	1.81m x 2.98m	5'11" x 9'9"
Bedroom 2	4.99m x 3.74m	16'4" x 12'3"
En-suite 2	3.42m x 1.37m	11'3" x 4'6"
Bedroom 3	4.09m x 3.17m	13'5" x 10'5"
Bedroom 4	4.23m x 3.17m	13'11" x 10'5"
Bedroom 5	3.42m x 3.53m	11'3" x 11'7"
Bathroom	4.2m x 2.21m	13'9" x 7'3"
Store 1	0.92m x 1.09m	3'0" x 3'7"
Store 2	1.7m x 1.3m	5'7" x 4'3"



PLOT 04

WALTON HOUSE  
5 BEDROOM

PLOT 05

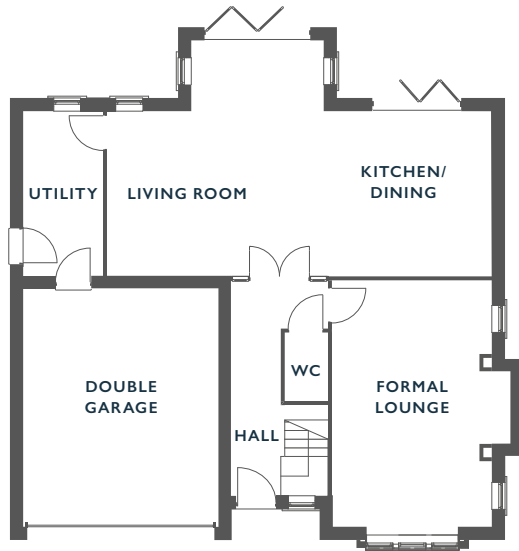
NOTTON HOUSE  
5 BEDROOM

PLOT 10

KILNHURST HOUSE  
5 BEDROOM

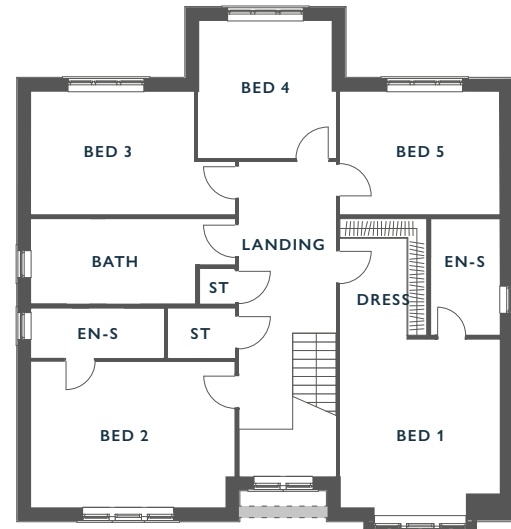






GROUND FLOOR

Living/Kitchen/Dining	9.75m x 6.04m	31'12" x 19'10"
Utility	2.07m x 4.24m	6'9" x 13'11"
Lounge	4.09m x 6.28m	13'5" x 20'7"
W/C	0.91m x 1.75m	2'12" x 5'9"
Garage	4.98m x 6.08m	16'4" x 19'11"



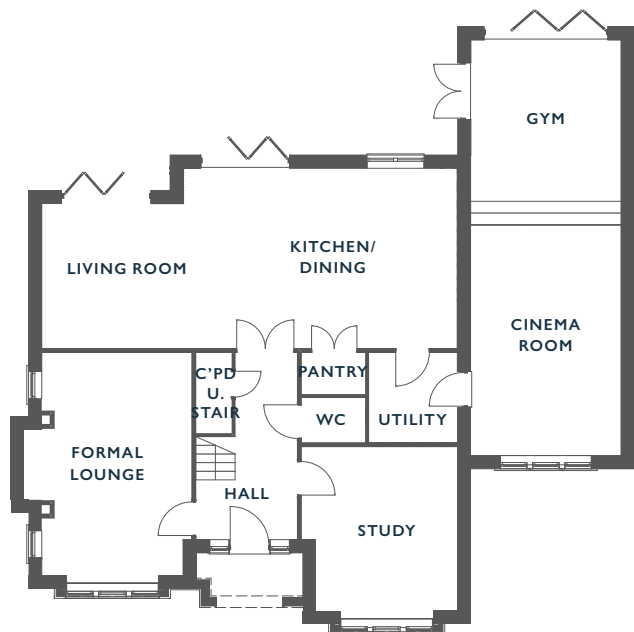
FIRST FLOOR

Main Bedroom 1	4.09m x 7.45m	13'5" x 24'5"
En-suite 1	1.81m x 2.98m	5'11" x 9'9"
Bedroom 2	4.99m x 3.74m	16'4" x 12'3"
En-suite 2	3.42m x 1.37m	11'3" x 4'6"
Bedroom 3	4.09m x 3.17m	13'5" x 10'5"
Bedroom 4	4.23m x 3.17m	13'11" x 10'5"
Bedroom 5	3.42m x 3.53m	11'3" x 11'7"
Bathroom	4.2m x 2.21m	13'9" x 7'3"
Store 1	0.92m x 1.09m	3'0" x 3'7"
Store 2	1.7m x 1.3m	5'7" x 4'3"



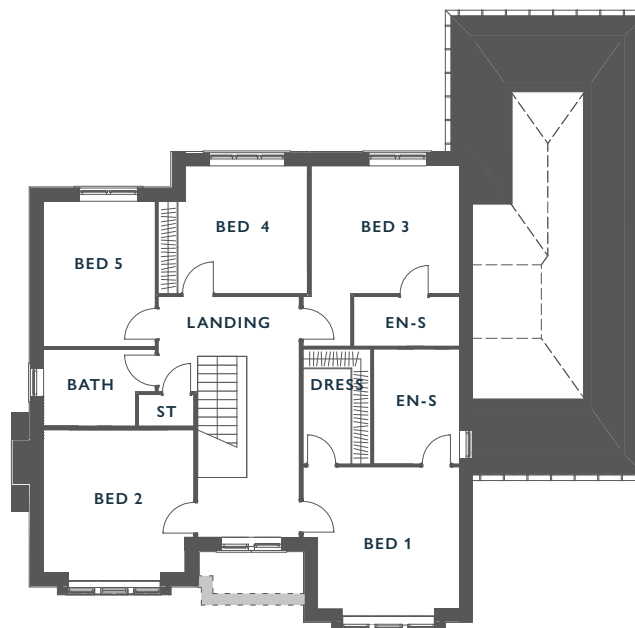






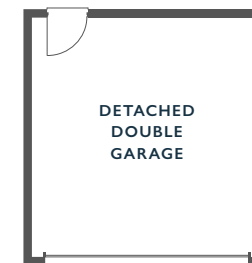
**GROUND FLOOR**

Living/Kitchen/Dining	10.62m x 4.71m	34'10" x 15'5"
Pantry	1.58m x 1.03m	5'2" x 3'5"
Utility	2.25m x 2.3m	7'5" x 7'7"
Lounge	3.94m x 5.68m	12'11" x 18'8"
Study	3.96m x 4.29m	12'12" x 14'1"
Cinema Room	3.85m x 6.16m	12'8" x 20'3"
Gym	3.85m x 4.46m	12'8" x 14'8"
W/C	1.58m x 1.26m	5'2" x 4'2"
Store 1	0.92m x 2.06m	3'0" x 6'9"



**FIRST FLOOR**

Main Bedroom 1	3.98m x 3.85m	13'1" x 12'8"
En-suite 1	2.1m x 3.22m	6'11" x 10'7"
Dressing Room	1.9m x 3.22m	6'3" x 10'7"
Bedroom 2	3.84m x 3.44m	12'7" x 11'3"
Bedroom 3	3.54m x 3.74m	11'7" x 12'3"
Bedroom 4	3.56m x 3.15m	11'8" x 10'4"
Bedroom 5	3.46m x 3.18m	11'4" x 10'5"
En-suite 2	2.43m x 1.01m	7'12" x 3'4"
Bathroom	2.84m x 2.31m	9'4" x 7'7"
Store 2	1.13m x 0.92m	3'8" x 3'0"

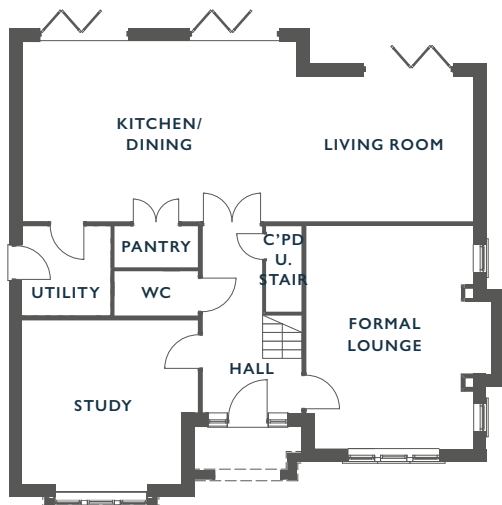


**DETACHED  
DOUBLE GARAGE  
383.89 SQFT**



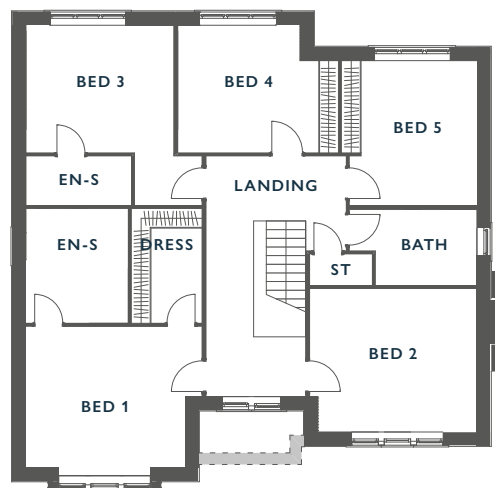






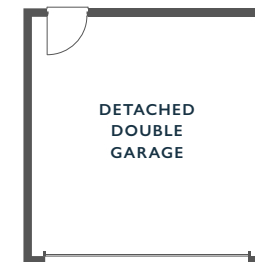
**GROUND FLOOR**

Living/Kitchen/Dining	11.52m x 4.61m	37'10" x 15'1"
Pantry	2.22m x 1.03m	7'3" x 3'5"
Utility	2.28m x 2.4m	7'6" x 7'10"
Lounge	4.27m x 5.78m	14'0" x 18'12"
Study	4.5m x 4.29m	14'9" x 14'1"
W/C	2.22m x 1.26m	7'3" x 4'2"
Store 1	0.99m x 2.03m	3'3" x 6'8"



**FIRST FLOOR**

Main Bedroom 1	4.5m x 3.85m	14'9" x 12'8"
En-suite 1	2.61m x 3.21m	8'7" x 10'6"
Dressing Room	1.89m x 3.21m	6'2" x 10'6"
Bedroom 2	4.38m x 3.44m	14'4" x 11'3"
Bedroom 3	3.97m x 3.73m	13'0" x 12'3"
Bedroom 4	4.09m x 3.12m	13'5" x 10'3"
Bedroom 5	3.46m x 3.12m	11'4" x 10'3"
En-suite 2	2.46m x 1.11m	8'1" x 3'8"
Bathroom	3.24m x 2.31m	10'8" x 7'7"
Store 2	1.41m x 1.13m	4'8" x 3'8"



**DETACHED  
DOUBLE GARAGE  
383.89 SQFT**

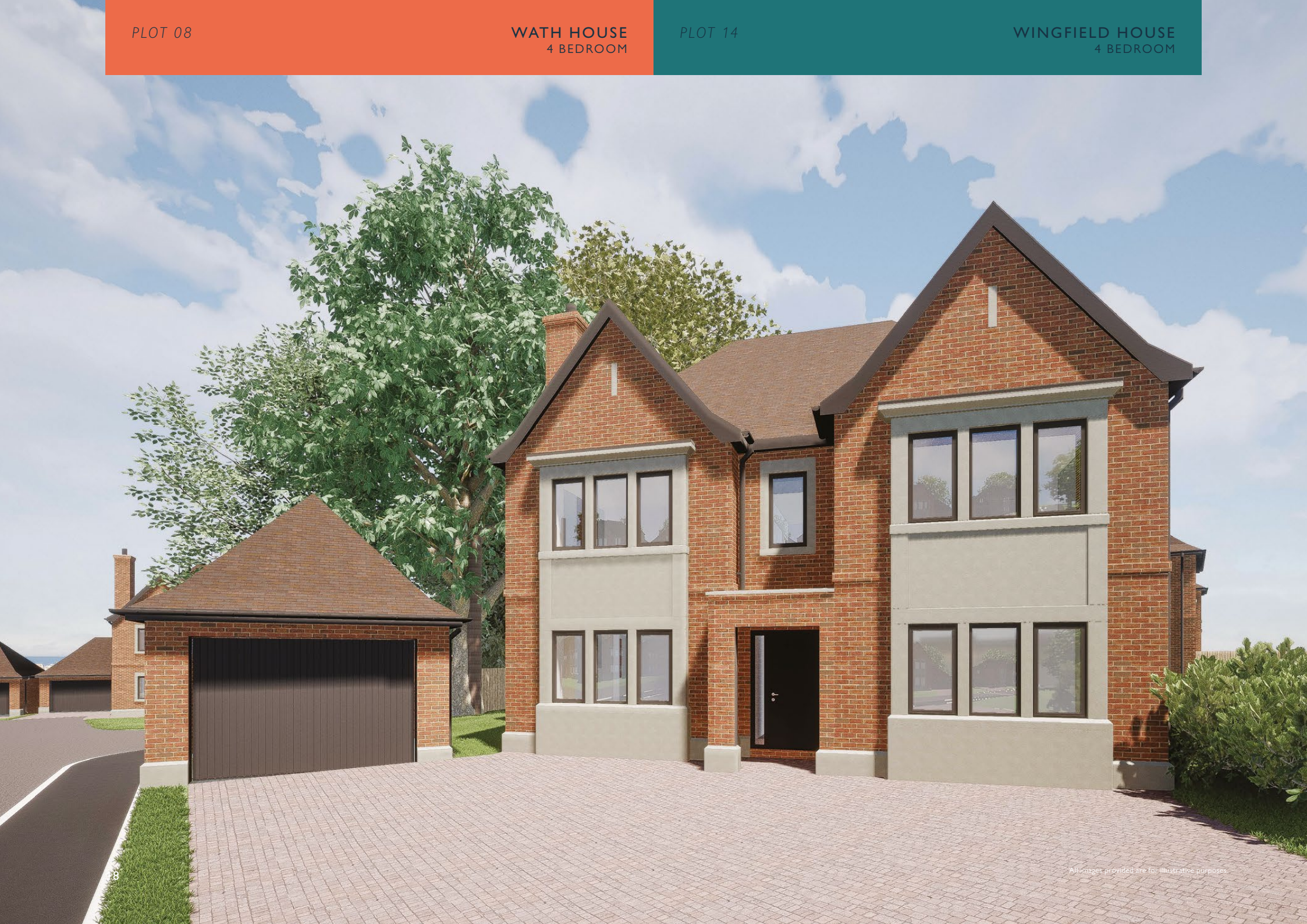


PLOT 08

WATH HOUSE  
4 BEDROOM

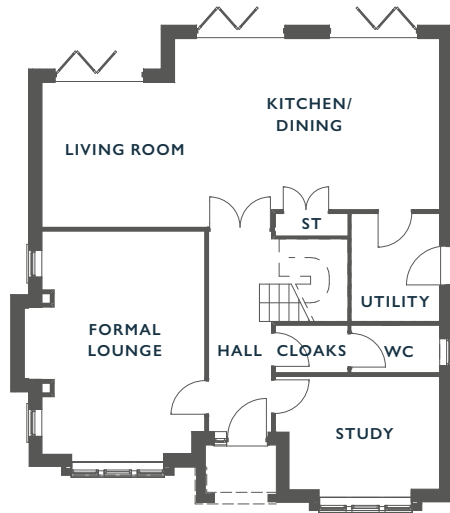
PLOT 14

WINGFIELD HOUSE  
4 BEDROOM



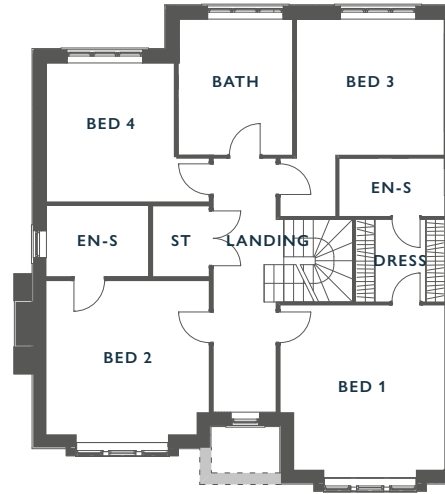
All images provided are for illustrative purposes





**GROUND FLOOR**

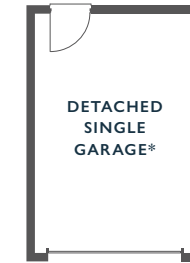
Living/Kitchen/Dining	10.14m x 4.5m	33'3" x 14'9"
Utility	2.28m x 2.75m	7'6" x 9'0"
Store 1	1.82m x 5.51m	5'12" x 18'1"
Lounge	3.87m x 5.67m	12'8" x 18'7"
Study	3.87m x 2.97m	12'8" x 9'9"
W/C	2.28m x 1.3m	7'6" x 4'3"
Cloak Room	1.92m x 1.3m	6'4" x 4'3"



**FIRST FLOOR**

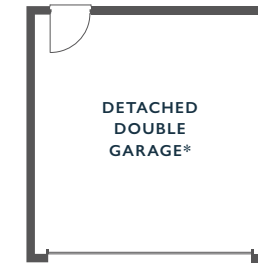
Main Bedroom 1	4.20m x 4.27m	13'9" x 14'0"
Dressing Room	2.28m x 2.23m	7'6" x 7'4"
En-suite 1	2.71m x 1.52m	8'11" x 4'12"
Bedroom 2	4.15m x 4.02m	13'7" x 13'2"
En-suite 2	2.71m x 1.75m	8'11" x 5'9"
Bedroom 3	3.32m x 3.72m	10'11" x 12'2"
Bedroom 4	3.8m x 3.49m	12'6" x 11'5"
Bathroom	2.99m x 3.45m	9'10" x 11'4"
Store 2	1.44m x 1.75m	4'9" x 5'9"

PLOT 08



**DETACHED SINGLE GARAGE**  
265.99 SQFT

PLOT 14

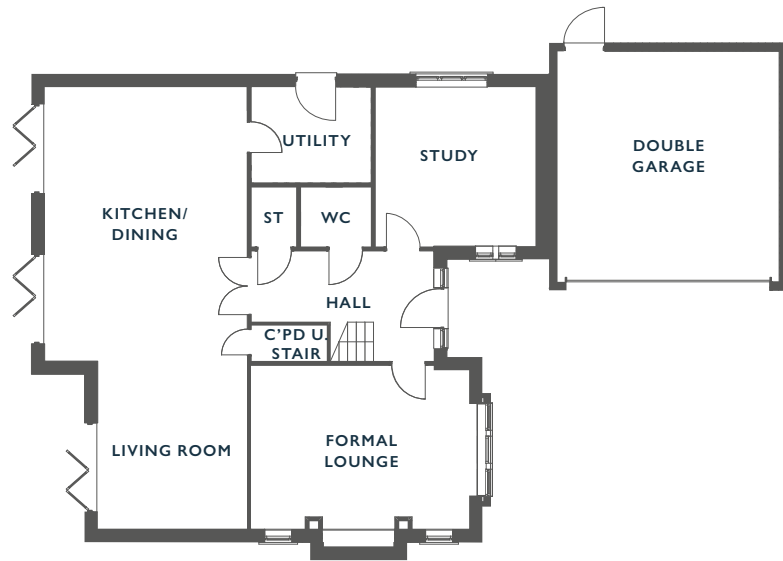


**DETACHED DOUBLE GARAGE**  
383.89 SQFT



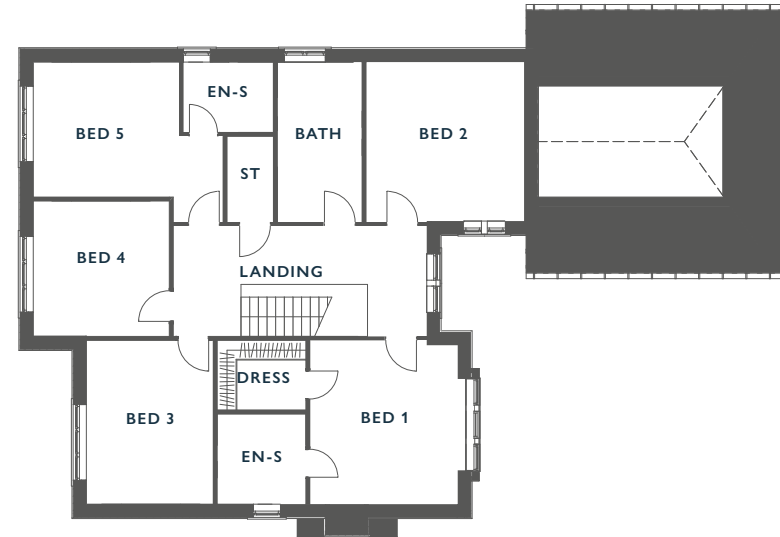






**GROUND FLOOR**

Living/Kitchen/Dining	11.29m x 5.06m	37'0" x 16'7"
Pantry	1.63m x 1.27m	5'4" x 4'2"
Utility	2.47m x 3.27m	8'1" x 10'9"
Lounge	4.28m x 5.78m	14'1" x 18'12"
Study	4.09m x 4.2m	13'5" x 13'9"
W/C	1.63m x 1.9m	5'4" x 6'3"
Store 1	2.06m x 1.09m	6'9" x 3'7"
Garage	6.09m x 4.2m	19'12" x 13'9"



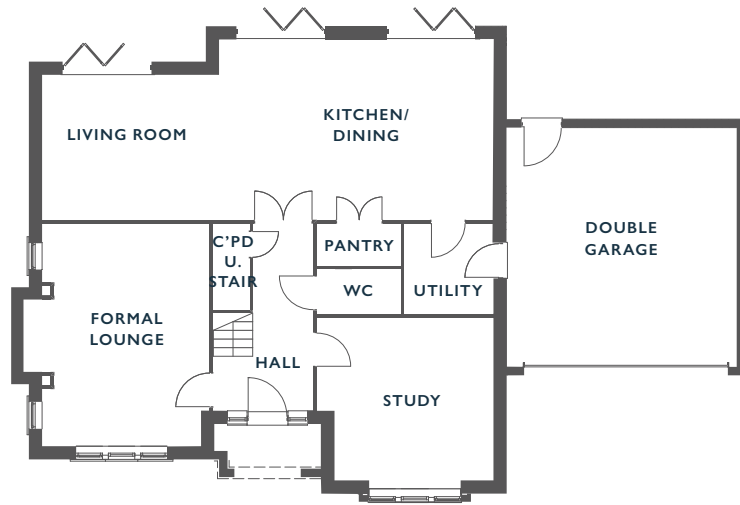
**FIRST FLOOR**

Main Bedroom 1	4.28m x 3.87m	14'1" x 12'8"
En-suite 1	2.39m x 2.26m	7'10" x 7'5"
Dressing Room	1.89m x 2.26m	6'2" x 7'5"
Bedroom 2	4.09m x 4.13m	13'5" x 13'7"
Bedroom 3	4.27m x 3.36m	14'0" x 11'0"
Bedroom 4	3.56m x 3.79m	11'8" x 12'5"
Bedroom 5	3.46m x 3.79m	11'4" x 12'5"
En-suite 2	1.92m x 2.57m	6'4" x 8'5"
Bathroom	4.09m x 2.26m	13'5" x 7'5"
Store 2	2.18m x 1.28m	7'2" x 4'2"



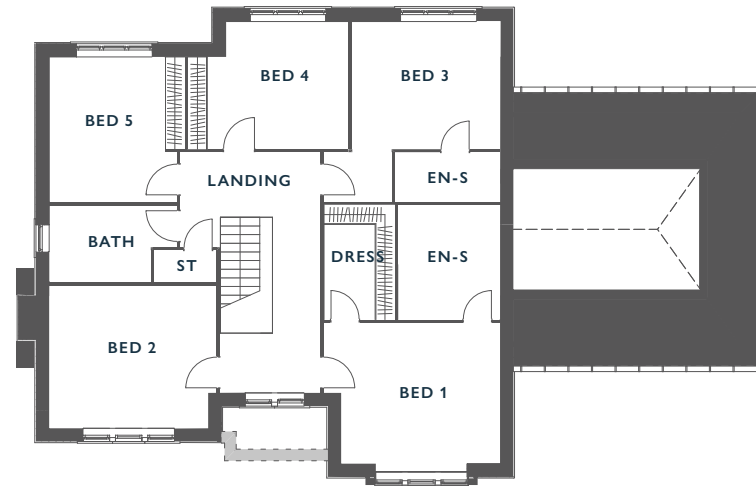






**GROUND FLOOR**

Living/Kitchen/Dining	11.52m x 4.61m	37'10" x 15'1"
Pantry	2.12m x 1.03m	6'11" x 3'5"
Utility	2.28m x 2.3m	7'6" x 7'7"
Lounge	4.28m x 5.78m	14'1" x 18'12"
Study	4.5m x 4.29m	14'9" x 14'1"
W/C	2.12m x 1.2m	6'11" x 3'11"
Store 1	0.92m x 2.1m	3'0" x 6'11"
Garage	5.88m x 6.12m	19'3" x 20'1"



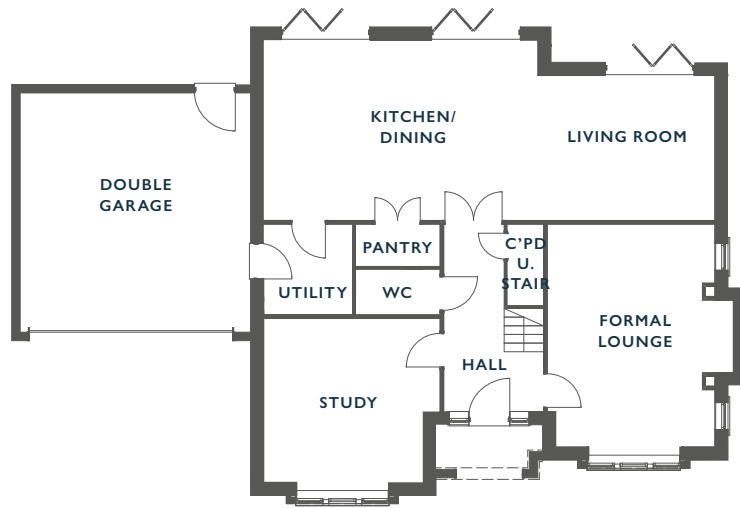
**FIRST FLOOR**

Bedroom 1	4.6m x 3.79m	15'1" x 12'5"
En-suite 1	2.61m x 3.22m	8'7" x 10'7"
Dressing Room	1.89m x 3.22m	6'2" x 10'7"
Bedroom 2	4.38m x 3.44m	14'4" x 11'3"
Bedroom 3	3.97m x 3.73m	13'0" x 12'3"
Bedroom 4	4.09m x 3.12m	13'5" x 10'3"
Bedroom 5	3.46m x 3.12m	11'4" x 10'3"
En-suite 2	2.46m x 1.1m	8'1" x 3'7"
Bathroom	3.31m x 2.31m	10'10" x 7'7"
Store 2	1.41m x 1.2m	4'8" x 3'11"



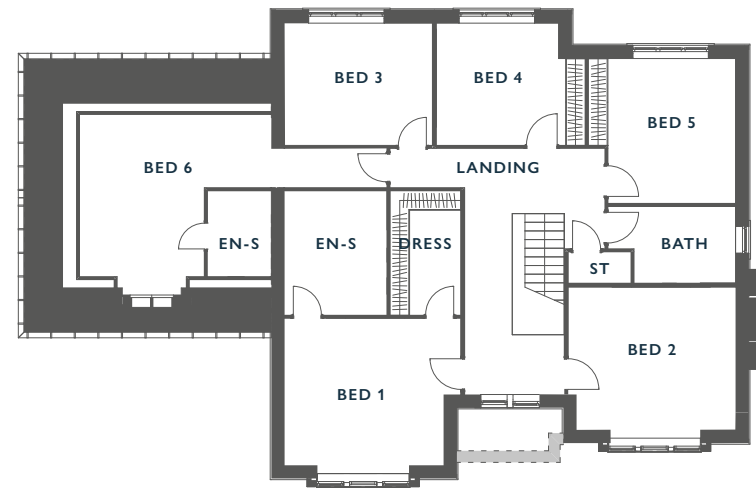






GROUND FLOOR

Living/Kitchen/Dining	11.52m x 4.61m	37'10" x 15'1"
Pantry	2.22m x 1.03m	7'3" x 3'5"
Utility	2.28m x 2.4m	7'6" x 7'10"
Lounge	4.28m x 5.78m	14'1" x 18'12"
Study	4.5m x 4.29m	14'9" x 14'1"
W/C	2.22m x 1.26m	7'3" x 4'2"
Store 1	0.99m x 2m	3'3" x 6'7"
Garage	5.86m x 6.09m	19'3" x 19'12"



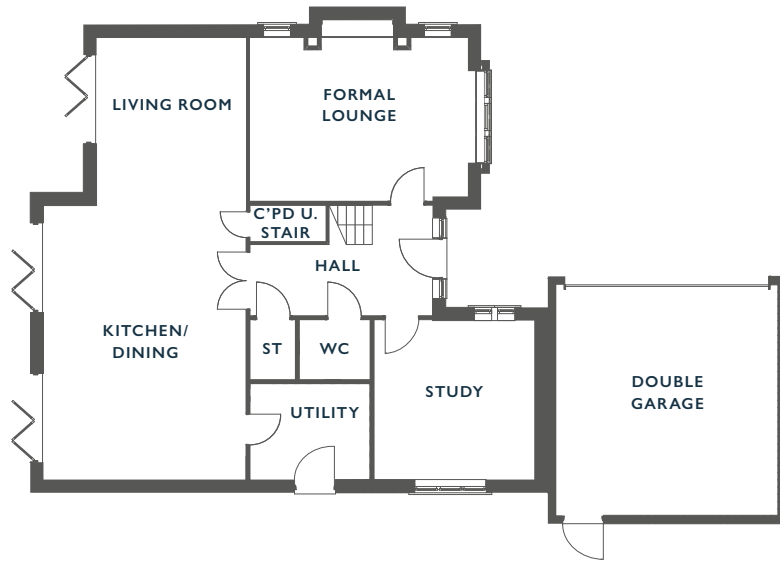
FIRST FLOOR

Main Bedroom 1	4.5m x 3.85m	14'9" x 12'8"
En-suite 1	2.61m x 3.22m	8'7" x 10'7"
Dressing Room	1.89m x 3.22m	6'2" x 10'7"
Bedroom 2	4.38m x 3.44m	14'4" x 11'3"
Bedroom 3	3.97m x 3.73m	13'0" x 12'3"
Bedroom 4	4.09m x 3.12m	13'5" x 10'3"
Bedroom 5	3.46m x 3.12m	11'4" x 10'3"
Bedroom 6	4.9m x 4.14m	16'1" x 13'7"
En-suite 2	1.73m x 2.26m	5'8" x 7'5"
Bathroom	3.24m x 2.25m	10'8" x 7'5"
Store 2	1.41m x 1.11m	4'8" x 3'8"



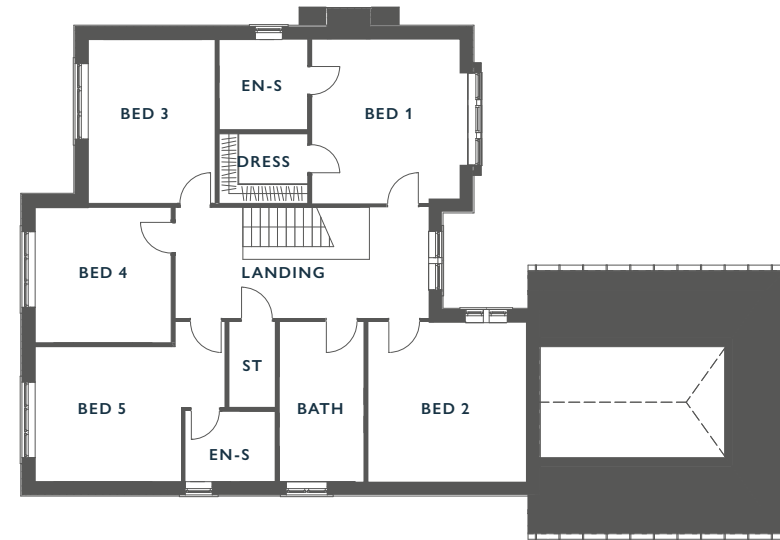






**GROUND FLOOR**

Living/Kitchen/Dining	11.29m x 5.06m	37'0" x 16'7"
Pantry	1.63m x 1.27m	5'4" x 4'2"
Utility	2.47m x 3.27m	8'1" x 10'9"
Lounge	4.28m x 5.78m	14'1" x 18'12"
Study	4.09m x 4.2m	13'5" x 13'9"
W/C	1.63m x 1.9m	5'4" x 6'3"
Store 1	2.06m x 1.09m	6'9" x 3'7"
Garage	6.09m x 4.2m	19'12" x 13'9"



**FIRST FLOOR**

Main Bedroom 1	4.28m x 3.87m	14'1" x 12'8"
En-suite 1	2.39m x 2.26m	7'10" x 7'5"
Dressing Room	1.89m x 2.26m	6'2" x 7'5"
Bedroom 2	4.09m x 4.13m	13'5" x 13'7"
Bedroom 3	4.27m x 3.36m	14'0" x 11'0"
Bedroom 4	3.56m x 3.79m	11'8" x 12'5"
Bedroom 5	3.46m x 3.79m	11'4" x 12'5"
En-suite 2	1.92m x 2.57m	6'4" x 8'5"
Bathroom	4.09m x 2.26m	13'5" x 7'5"
Store 2	2.18m x 1.28m	7'2" x 4'2"











## SPECIFICATION – QUALITY AND STYLE

### KITCHENS

---

Choose from a range of high quality, professionally designed classic or contemporary style kitchens. Offered in a variety of colours, with coordinating worktops in granite or quartz. Stainless steel appliances including double oven and hob with extractor fan, integral fridge freezer and dishwasher. Kitchen upgrades are available.

### BATHROOMS & EN-SUITES

---

Each property boasts a family bathroom and two en-suites, one to the master bedroom and a further en-suite to bedroom two. Each bathroom is complete with ceramic tiling, contemporary branded sanitary ware in white, chrome fittings, towel rails and walk-in showers.

### ELECTRICAL & SECURITY

---

Electrical sockets and lighting throughout including television points to main living areas and bedrooms. Smoke detectors to all floors. For extra security an advanced alarm security system is fitted as standard, all external windows and doors have a multi point locking system. Electrically operated sectional insulated steel garage door in anthracite grey.

### FLOORING & WALL TILING

---

Choose from a selection of stunning floor and wall tiles to kitchen and bathrooms with full height wall tiling in family bathroom and en-suites.

### INTERNAL FINISHES

---

All our homes benefit from an open plan living kitchen and family area with aluminium bi-fold doors opening out to the garden. Timber staircase with oak style handrails. Painted walls finished with an off-white emulsion and white satin wood paint to all woodwork.

### GARDEN & EXTERNAL FEATURES

---

Each home has a feature entrance door with canopy, wall mounted lighting to entrance area and generous rear patio areas. Paved footpaths linking front and rear garden along with turfed rear and front garden.

### EFFICIENT CENTRAL HEATING

---

Efficient gas fired central heating with system boiler and thermostatic rad valves to radiators where applicable.









FOR FURTHER ENQUIRIES

SCARGILL  
MANN & CO

TELEPHONE: 01332 207720



[WWW.IVYGROVEHOMES.CO.UK](http://WWW.IVYGROVEHOMES.CO.UK)