

EATON GRANGE

SWADLINCOTE



CAMERON

the perfect
backdro





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Sitting above Swadlincote town, adjacent to a golf course, you'll find a new neighbourhood of homes. Here, surrounded by the National Forest, a new community is beginning to take shape.

With views down over the town, country walks all around you and space to enjoy, this is a peaceful location away from the hustle and bustle.

There's plenty of amenities and family entertainment just down the road, with shops, places to eat out and a cinema. For sporty families that love to keep active there's a lot to enjoy including snow sports, boxing, skating, basketball and swimming. Local parks and forest trails are just waiting to be explored at weekends, with spaces to walk the dog, run and cycle.

Each home here has been carefully designed to make the most of space. Space to be together and space when you want time to yourself too. High-quality materials chosen for each home, along with premium finishes ensure this is a home you can enjoy for years to come.

This is a great family location, the ideal place to put down roots.





Design has the ability to improve our wellbeing. We believe that everything in your home should add something to your life - either be useful, practical or beautiful.

When we began to design and build homes over 25 years ago, we were drawn to the arts and crafts movement. The simplicity of form, varied materials, functionality, the focus on light all blended together to create great buildings supported through traditional craftsmanship. The movement began back in the 19th century as consumers began to value how things were made. One of the founders of the movement was William Morris the renowned designer and manufacturer. He was passionate about good design supported by premium manufacture, well made products that had lasting value that were for everyday use. He was an advocate for products that were made in small scale by designers and manufacturers who were connected to their products and customers. William Morris was also interested in how well made products could affect social health, what we now call well-being,

Our Design ethos

From our foundation to the homes we build today, traditional craftsmanship, quality materials and wellbeing are at our core. When we design each and every home, we consider how it will make people feel, how the space will flow, what form will create the greatest flexibility, how will each space function, how can we optimise light to create bright and airy rooms. It all contributes to the best architectural design and the greatest sense of wellbeing for its owners. Your aspirations and needs are at the centre of everything we do from designing each individual home, to thinking about how you'll live in your home and how you'll use the space.

We aim to integrate simple elegant interiors with exteriors to create striking homes that function well, make a difference to the lives of those who live in them, a haven to relax and create lasting memories that carry you through life.





your chosen

finish



At Cameron, we take pride in the smallest of details. Every time you touch a door handle, run your fingers along a work surface, or open a kitchen drawer, you'll feel the quality of your home. It's this eye for detail that makes living in your home a joy. We take care when we choose our partners too. Working only with companies who understand the importance of quality, service and attention to detail, our homes focus on all the little things that make a big difference.

Homely and sophisticated

Whether you're cooking, chatting around the table, or simply enjoying supper with family and friends, your kitchen is the heart of your home.

Each of our kitchens are designed to optimise space and light. Manufactured by Hatt Kitchens, a British kitchen company renowned for their passion and expertise, each one is hand finished, built to last and beautifully designed.

Meticulous measurements optimise space and make the most of storage while premium appliances from brands known for quality, innovation and design are included as standard, ensuring your kitchen will stand the test of time.

Upstairs, you'll find bathrooms and en suites with contemporary white sanitary ware from Ideal Standard. This heritage brand is known for its quality, simplicity and elegance.

Porcelanosa, a premium Spanish company, imposes their passion for detail and innovation on every bathroom. Their reputation for quality is apparent in their single-fired porous stoneware and porcelain tiles, that come in a wide array of colours and finishes.

Flooring you'll fall in love with

When it comes to flooring, you're spoilt for choice. We partner with Porcelanosa and Karndean to offer a rich and varied selection of flooring, handpicked to complement the design of each room and your personal taste and budget.

Every home comes with its own range of finishes and you're welcome to come and explore them for yourself at any time. All you have to do is get in touch and let us know when you'd like to visit.

First impressions

First impressions matter. That's why we give the same care and attention to the quality of our homes' exterior as we do the interior.

From the individual selection of brickwork and soft paint finishes, to our expertly crafted porches, approaching your front door will always feel special.

Unrivalled quality

We employ the finest designers, architects, highly skilled craftsman and construction teams.

All of our homes are built to exacting standards, and quality controlled throughout. Every home is inspected by the National House Building Council at each stage of the build process to ensure it meets the highest standards and building regulations. In addition we have our own quality control inspections and approval procedures.

For added peace of mind, you'll have a NHBC 10-year warranty.



what's
included



Each home at Eaton Grange is finished to the highest of standards with plenty of impressive design features to create a truly beautiful home. From the built-in wardrobes in the master bedroom* to the elegant Porcelanosa tiling in the bathroom, each home has everything you could possibly hope for.

Built to exacting standards, we use premium materials chosen for their quality, excellence, aesthetics and durability. Your new home comes with a 10-year warranty for added peace of mind.

- ~ Premium insulation of walls, roof and ceilings for reduced energy bills and more comfortable living
- ~ Double glazed windows for improved insulation
- ~ British designed and manufactured kitchen from Hatt Kitchens
- ~ Award winning Ideal boiler
- ~ Premium appliances including oven, hob, extractor hood, fridge freezer* and integrated dishwasher*
- ~ Your choice of kitchen finishes including work surfaces, cupboard doors, handles and back splash
- ~ Master bedroom with built-in wardrobes
- ~ En suite shower room† and bathroom with contemporary white sanitary ware
- ~ Your choice of Porcelanosa tiling in bathroom and en suite†
- ~ Landscaped front garden with paved private driveway

a new place
to call
home





Turn the page to find your perfect home

barton

848 sq ft | Freehold | Expected Energy Rating B

2 bedroom detached bungalow

The simplicity of the Barton's design offers luxury and convenience all in one home. The front door opens into a long entrance hallway, housing storage space. The first room to the right will make an ideal study or playroom. Next door to this, bathed in the light from a large window overlooking the private garden lies the master bedroom. Featuring an en suite, this room offers all the solitude and serenity you could need for a restful night.

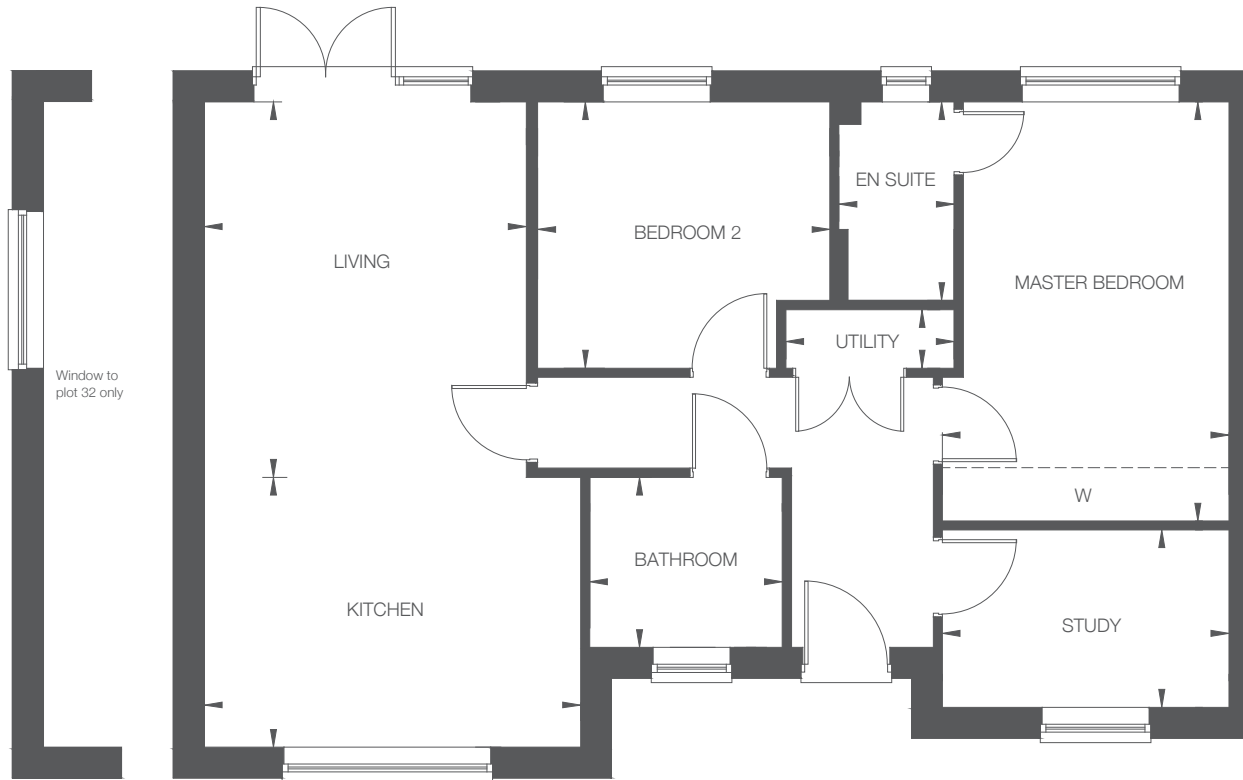
Further down the hall a second double bedroom can be found also overlooking the privacy of the garden, with the main bathroom located across the hall.

At the end of the hall you will find the kitchen and living space running the expanse of the home, to provide a functional and exquisite entertainment area. The kitchen is designed by local British company Hatt with a choice of finishes and work surfaces to suit your tastes. It comes with built-in appliances and your choice of flooring.

From the kitchen you have a clear view of the full living space allowing you to prepare a meal and entertain with ease. The light and spacious living area leads you out to the garden through French doors allowing you to invite the outside in.

For extra convenience, the Barton comes with private parking. Your home also comes with a 10-year warranty for added peace of mind.





FLOOR PLAN

Living	3.63m x 4.24m	11' 11" x 13' 11"
Kitchen	4.24m x 3.05m	13' 11" x 10' 0"
Utility	1.90m x 0.66m	6' 3" x 2' 2"
Study	3.23m x 2.00m	10' 7" x 6' 7"
Master bedroom	3.23m x 4.73m	10' 7" x 15' 6"
En suite	1.32m x 2.24m	4' 4" x 7' 4"
Bedroom 2	3.29m x 3.01m	10' 10" x 9' 10"
Bathroom	2.17m x 1.92m	7' 2" x 6' 4"



benson

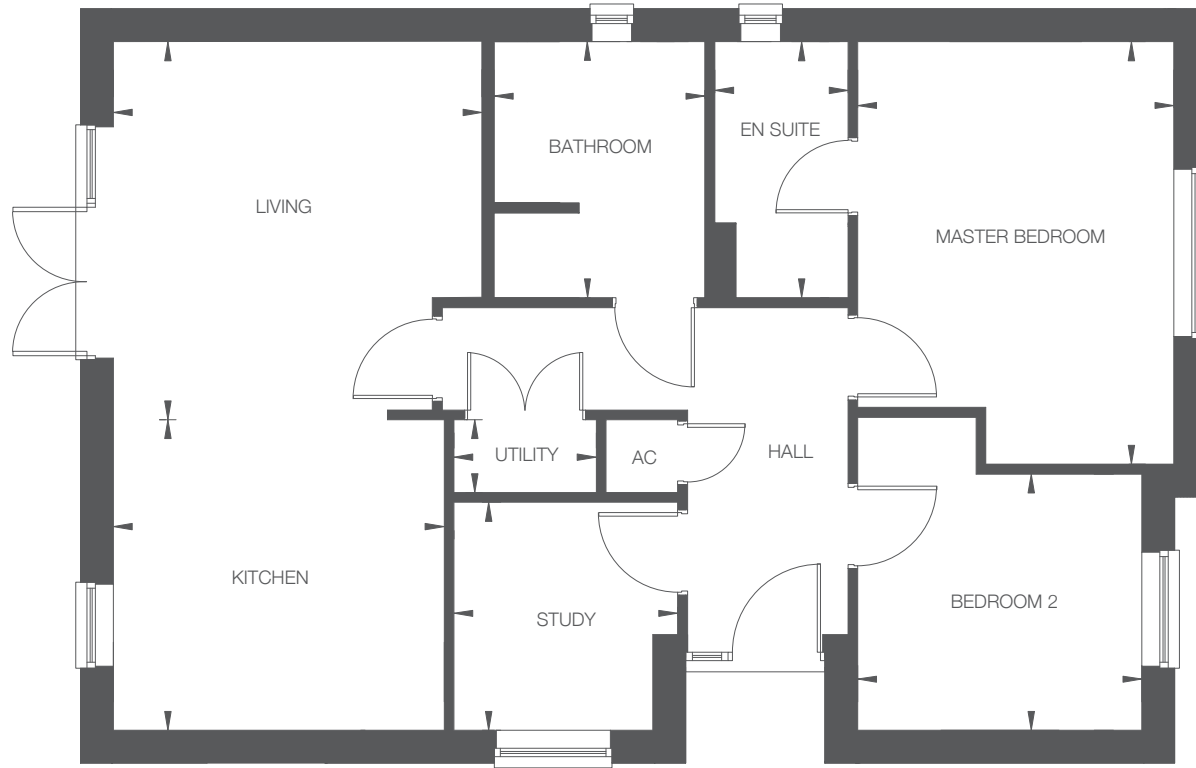
854 sq ft | Freehold | Expected Energy Rating B

2 bedroom detached bungalow

The moment you enter the Benson you're struck by its versatility. Space here is optimised to the fullest with plenty of rooms designed to be flexible and fulfil your changing needs. The entrance hall of this well-designed home leads to an open plan kitchen and a living area with French doors allowing for plenty of natural light. The kitchen is designed by local British company Hatt with a choice of finishes and work surfaces to suit your tastes. It comes with built-in appliances and your choice of flooring.

To the left of the hall sits a good size study which can be transformed into any room, including being redesigned into a guest bedroom, a playroom or a separate dining area to welcome and entertain guests. This highly functional home is ideal for those who require flexibility that aligns with their changing lifestyle. The ground floor is complete with a utility space where your washing machine and tumble dryer can be placed. This wonderful home benefits from two spacious bedrooms, one of which has an en suite bathroom.

A private driveway to the side has room for two cars. This home also comes with a 10-year warranty for added peace of mind.



FLOOR PLAN

Living	3.90m x 3.99m	12' 10" x 13' 1"
Kitchen	3.50m x 3.28m	11' 6" x 10' 9"
Utility	1.51m x 0.77m	4' 11" x 2' 6"
Study	2.37m x 2.41m	7' 9" x 7' 11"
Master bedroom	3.34m x 4.47m	11' 0" x 14' 8"
En suite	1.41m x 2.71m	4' 8" x 8' 11"
Bedroom 2	3.01m x 2.71m	9' 10" x 8' 11"
Bathroom	2.23m x 2.71m	7' 4" x 8' 11"

birch

870 sq ft | Freehold | Expected Energy Rating B

3 bedroom semi-detached home

The moment you enter the Birch, you'll be welcomed into a family home flooded with natural light, oozing comfort and style from every corner. The downstairs space begins with an open plan kitchen, dining and living area which includes a modern kitchen and a stylishly designed living room with sliding doors allowing you to let the outside in.

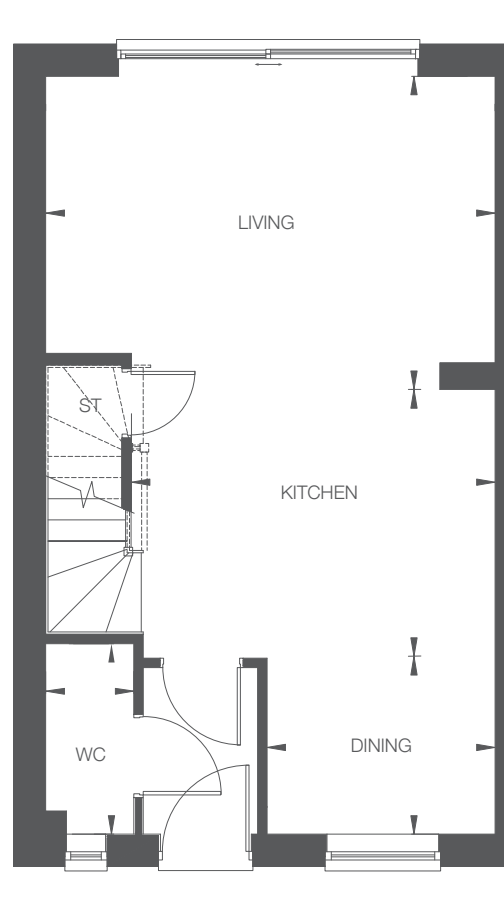
Enjoy cooking in a premium kitchen designed by local company Hatt with a choice of finishes and work surfaces to suit your tastes. It comes with built-in appliances and your choice of flooring crafted to the highest standard and complemented with a sleek glass splashback in a variety of colours to choose from.

Spending time with your loved ones couldn't be easier in this thoughtfully designed home whether you choose to sit around the dining area or entertain in the family area bar. The ground floor is complete with downstairs WC with white sanitaryware.

Upstairs await three bedrooms. The master bedroom is complete with an en suite bathroom with Porcelanosa tiling.

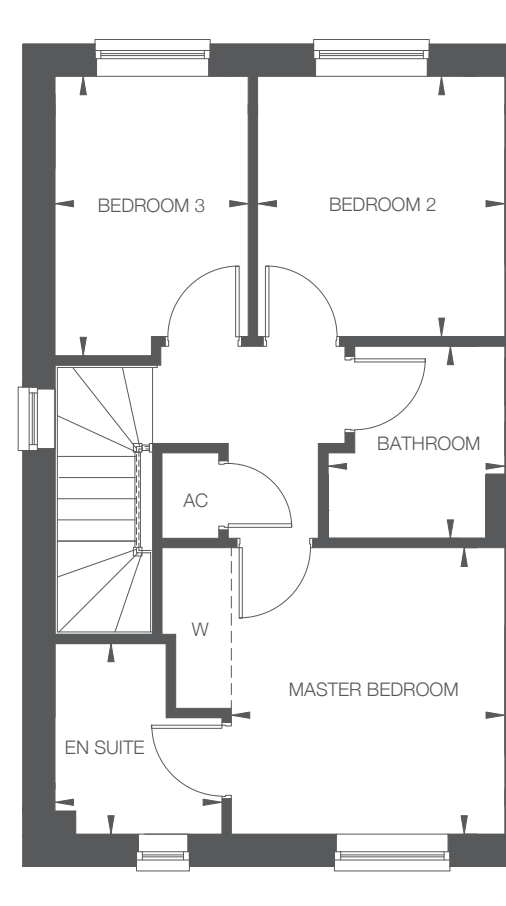
The Birch comes with a driveway spacious enough to fit two cars. Your home also comes with a 10-year warranty for added peace of mind.





GROUND FLOOR

Living	4.88m x 3.38m	16' 0" x 11' 1"
Kitchen	3.95m x 2.88m	13' 0" x 9' 5"
Dining	2.46m x 1.92m	8' 1" x 6' 4"
WC	0.95m x 2.05m	3' 1" x 6' 9"



FIRST FLOOR

Master Bedroom	2.95m x 3.09m	9' 8" x 10' 2"
En suite	1.80m x 2.06m	5' 11" x 6' 9"
Bedroom 2	2.67m x 2.81m	8' 9" x 9' 3"
Bedroom 3	2.09m x 3.02m	6' 10" x 9' 11"
Bathroom	1.91m x 2.08m	6' 3" x 6' 10"



cardew

978 sq ft | Freehold | Expected Energy Rating B

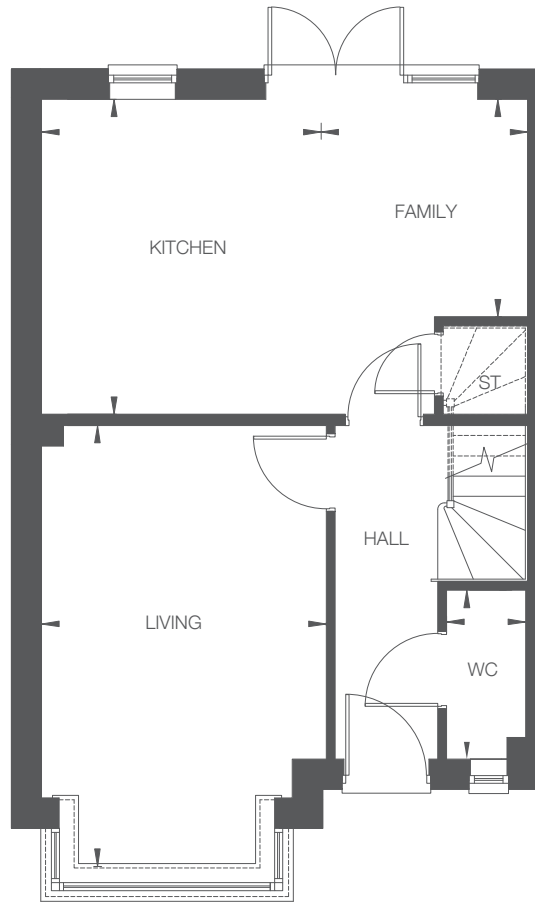
3 bedroom semi-detached/detached home

The charming Cardew is the perfect blend of luxury and simplicity. You are initially greeted by a long hallway with stairs to the first floor and a WC located directly into the hall to the right. The Cardew has been designed for those who want a great kitchen with a casual dining space with French doors opening out to the garden. The possibilities are endless with an entertaining space such as this. The kitchen is designed by Hatt, a local company. The design of this room optimises space and light. The right side of the open plan kitchen area is the perfect spot for a cosy sofa, creating the family's central hub.

Upstairs, there are three bedrooms. The master bedroom has its own en suite with a shower and white contemporary sanitaryware. The family bathroom includes all contemporary white sanitaryware. Both bathroom and en suite offer a choice of tiling from Porcelanosa.

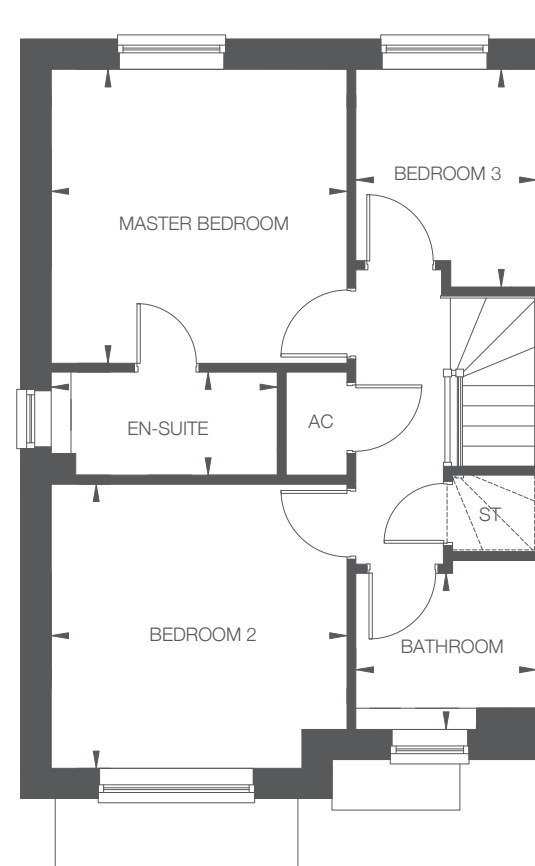
Outside, there is a private driveway with room for two cars. Your home also comes with a 10-year warranty for added peace of mind.





GROUND FLOOR

Living	5.10m x 3.28m	16' 9" x 10' 9"
Kitchen	3.65m x 3.22m	12' 0" x 10' 7"
Family	2.38m x 2.51m	7' 10" x 8' 3"
WC	1.95m x 0.91m	6' 5" x 3' 0"



FIRST FLOOR

Master Bedroom	3.41m x 3.38m	11' 2" x 11' 1"
En suite	1.20m x 2.61m	3' 11" x 8' 7"
Bedroom 2	3.28m x 3.41m	10' 9" x 11' 2"
Bedroom 3	2.08m x 2.51m	6' 10" x 8' 3"
Bathroom	2.08m x 1.80m	6' 10" x 5' 11"

chapman

1004 sq ft | Freehold | Expected Energy Rating B

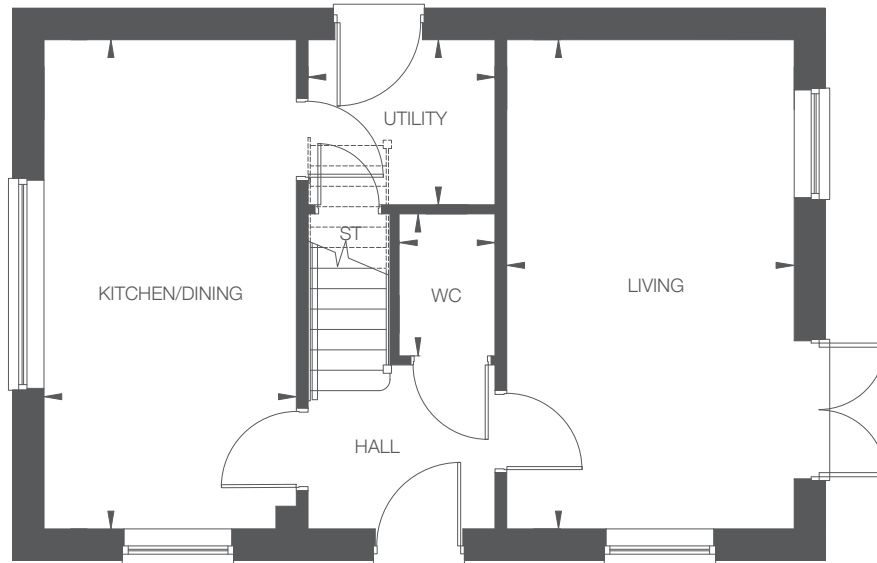
3 bedroom detached home

This detached home offers privacy and serenity. On entering the kitchen dining area, you will find an inviting bright space occupying the full length of this home. The dining area is ideal for entertaining guests whilst you cook. The kitchen is designed by local British company Hatt with a choice of finishes and work surfaces to suit your tastes. It comes with built-in appliances and your choice of flooring crafted to the highest standard and complemented with a sleek glass splashback in a variety of colours to choose from. Beyond the kitchen, you will find a utility with outside access and an additional sink, and under stair storage to maximise space. Across the hall, you find the spacious living space which, like the kitchen diner, also extends the full length of the home. Complete with French doors, it's easy to extend this social space outside in warmer months.

The first floor you will find a sizable central landing with access to all bedrooms, and bathroom. The master bedroom includes a built-in wardrobe, stunning en suite with a window bathing the room in natural light. The main bathroom also has contemporary white sanitaryware with a choice of tiling from Porcelanosa. The second bedroom is a sizable double bedroom to the front of the property and bedroom three to the rear of the property provides the ideal opportunity for a work-from-home office, or a nursery.

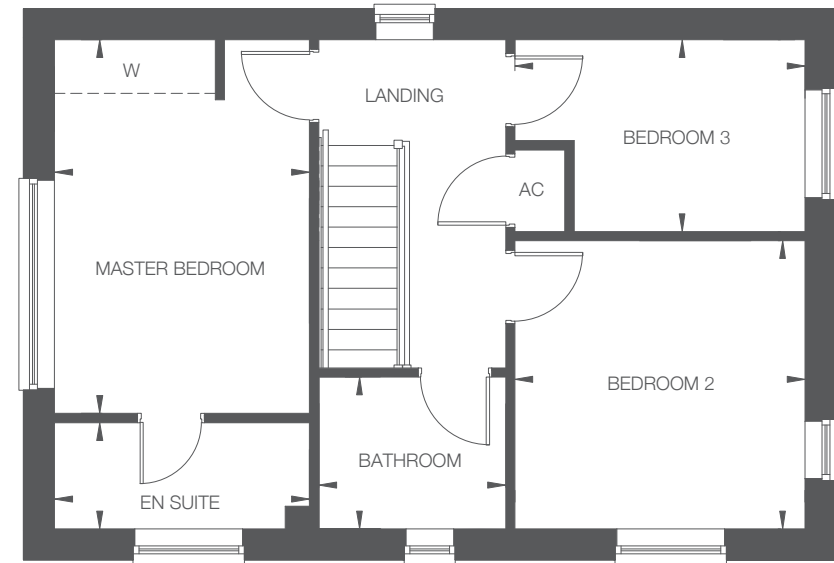
Your home also comes with a 10-year warranty for added peace of mind.





GROUND FLOOR

Living	3.22m x 5.48m	10' 7" x 18' 0"
Kitchen/Dining	2.83m x 5.48m	9' 3" x 18' 0"
Utility	2.10m x 1.85m	6' 11" x 6' 1"
WC	1.08m x 1.59m	3' 6" x 5' 3"



FIRST FLOOR

Master Bedroom	2.86m x 3.94m	9' 4" x 12' 11"
En suite	2.86m x 1.19m	9' 4" x 3' 11"
Bedroom 2	3.25m x 3.23m	10' 8" x 10' 7"
Bedroom 3	3.25m x 2.15m	10' 8" x 7' 1"
Bathroom	2.10m x 1.70m	6' 10" x 5' 7"



comber

1004 sq ft | Freehold | Expected Energy Rating B

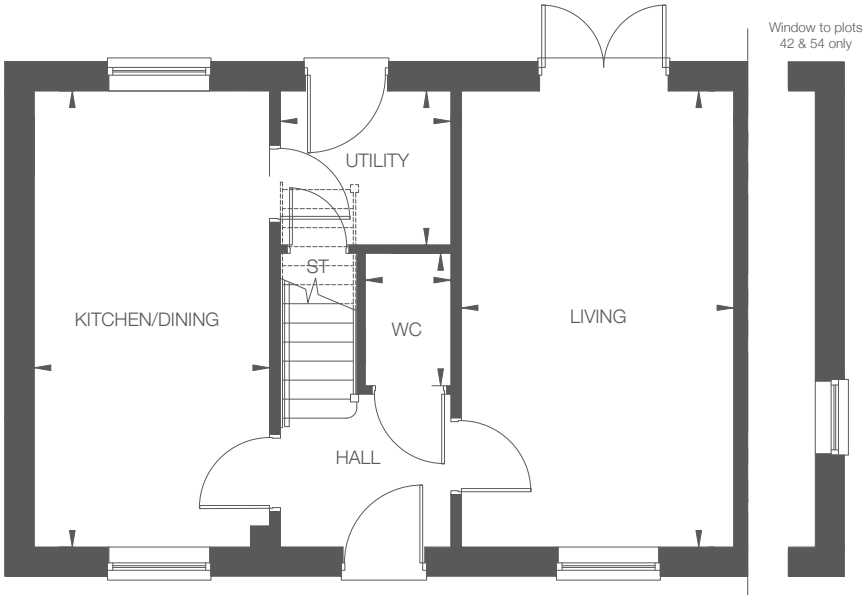
3 bedroom detached home

The Comber combines luxury and simplicity in perfect harmony. This spacious hall provides access to the open-plan kitchen, living room, the first floor and a convenient downstairs WC, equipped with white sanitaryware. On your left, you will find a light and spacious kitchen and dining room, stretching the length of the house. The kitchen is designed by local British company Hatt with a choice of finishes and work surfaces to suit your tastes. It comes with built in appliances and your choice of flooring. The Comber also comes with a utility room, with outside access and an additional sink, maximising the space below the staircase. Across the hall is a large living area, which covers the entire length of the home with French doors which lead out to the rear garden.

Upstairs, there are three bedrooms. The master bedroom has own en suite with a shower and white contemporary sanitaryware. The family bathroom includes all contemporary white sanitaryware. Both bathroom and ensuite offer a choice of tiling from Porcelanosa.

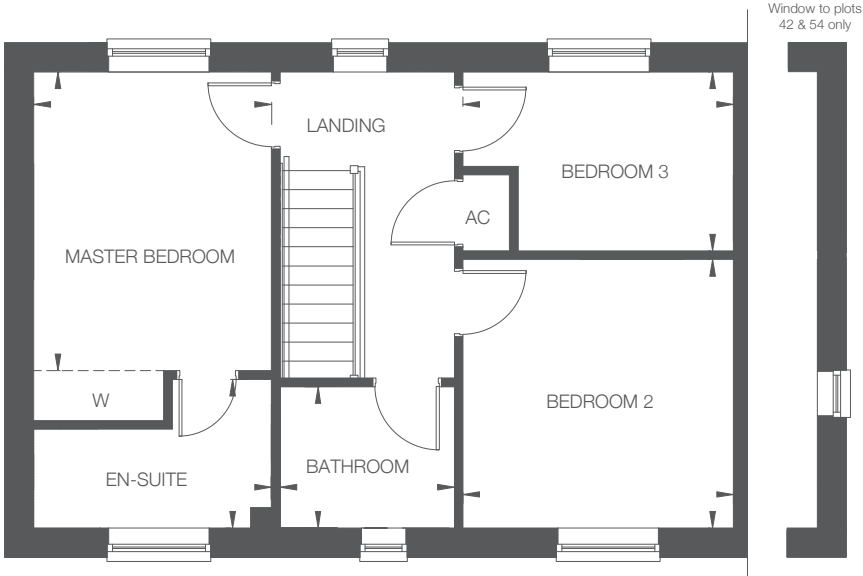
Outside, there is a private driveway. Your home also comes with a 10-year warranty for added peace of mind.





GROUND FLOOR

Living	3.22m x 5.48m	10' 7" x 18' 0"
Kitchen/Dining	2.83m x 5.42m	9' 3" x 17' 9"
Utility	2.10m x 1.85m	6' 11" x 6' 1"
WC	1.08m x 1.59m	3' 6" x 5' 3"



FIRST FLOOR

Master Bedroom	2.86m x 3.59m	9' 4" x 11' 9"
En suite	2.86m x 1.79m	9' 4" x 5' 10"
Bedroom 2	3.25m x 3.23m	10' 8" x 10' 7"
Bedroom 3	3.25m x 2.15m	10' 8" x 7' 1"
Bathroom	2.10m x 1.70m	6' 10" x 5' 7"

edwin

1168 sq ft | Freehold | Expected Energy Rating B

4 bedroom detached home

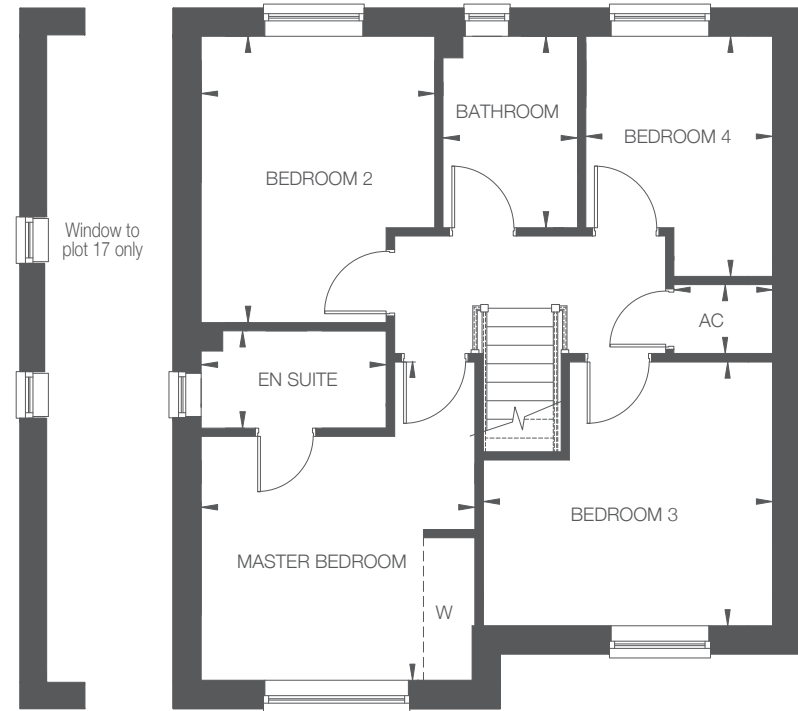
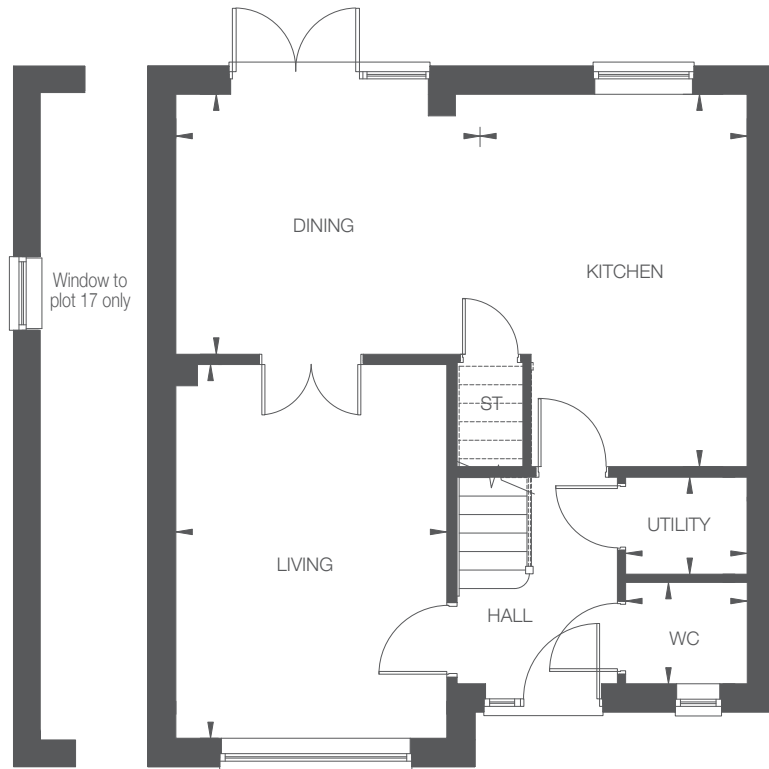
The Edwin is designed to be flexible with spaces that work as a multi-function home. The entrance hall leads to a large and airy living room with double doors which lead to the spacious dining and kitchen area. The Edwin is designed with space and functionality in mind.

The open plan kitchen and dining area has a multi-functional approach which gives the greatest opportunity for your home to change with your changing needs. Each kitchen is designed by Hatt, a local West Midlands company with plenty of storage and good work surfaces. The added full height window in the kitchen adds to the light airy feel. The kitchen includes a range of premium appliances, and you can choose finishes to suit your taste. The peninsula functions well as a breakfast bar, ideal for casual family meals. Downstairs also has a separate laundry room and guest cloakroom.

Upstairs, there are four bedrooms. The master bedroom has its own en suite with white contemporary sanitary ware and built in wardrobes with sliding doors. There are two other double bedrooms and a single bedroom. The family bathroom also has contemporary white sanitaryware with a bath and separate shower. Both offer a choice of tiling from Porcelanosa.

Outside, there is a private driveway. Your home also comes with a 10-year warranty for added peace of mind.





GROUND FLOOR

Living	3.34m x 4.62m	11' 0" x 15' 2"
Kitchen	3.30m x 4.60m	10' 10" x 15' 1"
Dining	3.76m x 3.21m	12' 4" x 10' 6"
Utility	1.44m x 1.25m	4' 9" x 4' 1"
WC	1.44m x 1.20m	4' 9" x 3' 11"

FIRST FLOOR

Master Bedroom	3.49m x 3.93m	11' 6" x 12' 11"
En suite	2.29m x 1.20m	7' 6" x 3' 11"
Bedroom 2	2.89m x 3.54m	9' 6" x 11' 7"
Bedroom 3	3.46m x 3.26m	11' 4" x 10' 8"
Bedroom 4	2.33m x 2.97m	7' 8" x 9' 9"
Bathroom	1.66m x 2.37m	5' 5" x 7' 9"



epton

1252 sq ft | Freehold | Expected Energy Rating B

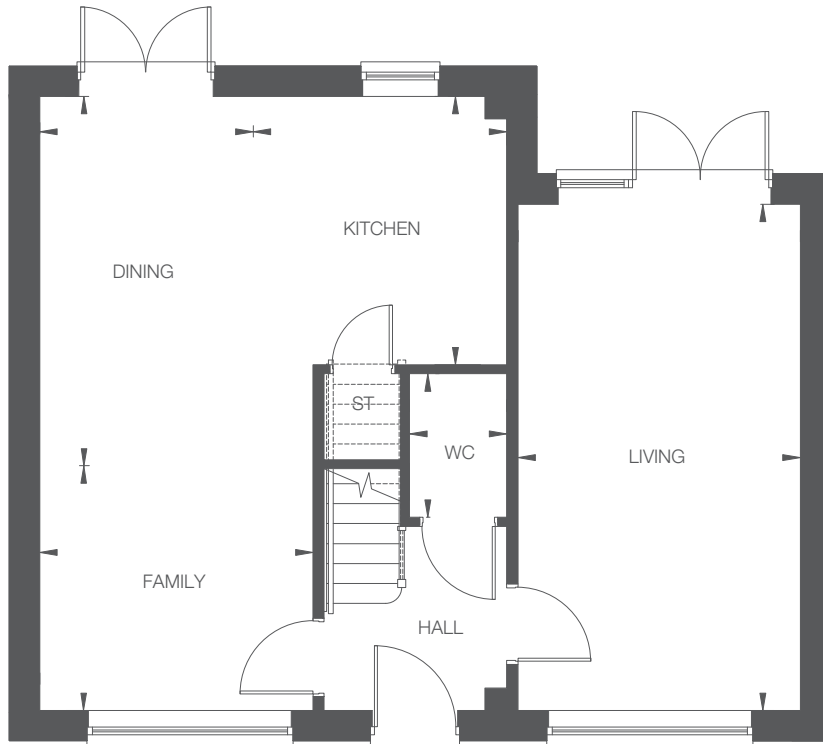
4 bedroom detached home

The Epton, features all the space and elegance you could hope for. On entering the Epton you will be welcomed with a spacious hallway with access to the living room, kitchen and WC ideal for any visiting guests. The kitchen dominates the lower floor of this spacious home. A large front-facing window fills the family area with natural light, flowing into the dining portion at the opposite end of the room. In the dining area, French doors open to your rear garden, providing you with even more natural light. An elegant, bespoke kitchen designed by Hatt Kitchens with a choice of finishes and work surfaces to suit your tastes. It comes with built in appliances and your choice of flooring, further under-stair storage perfect for a pantry, as well as an additional peninsula with the opportunity to function as a breakfast bar, ideal for busy family breakfasts. In addition to your beautiful family area, this home also features a large living room on the other side of the ground floor, with a large front-facing window and a second set of French doors at the rear.

The first floor includes all bedrooms and the family bathroom. An en suite bathroom is located in the master bedroom, and this bedroom also boasts a large window and built-in wardrobes. The second bedroom, has a front facing window and third bedroom is perfect for a guest bedroom and single bedroom which can be used as an office, nursery, or child's bedroom, as your family grows.

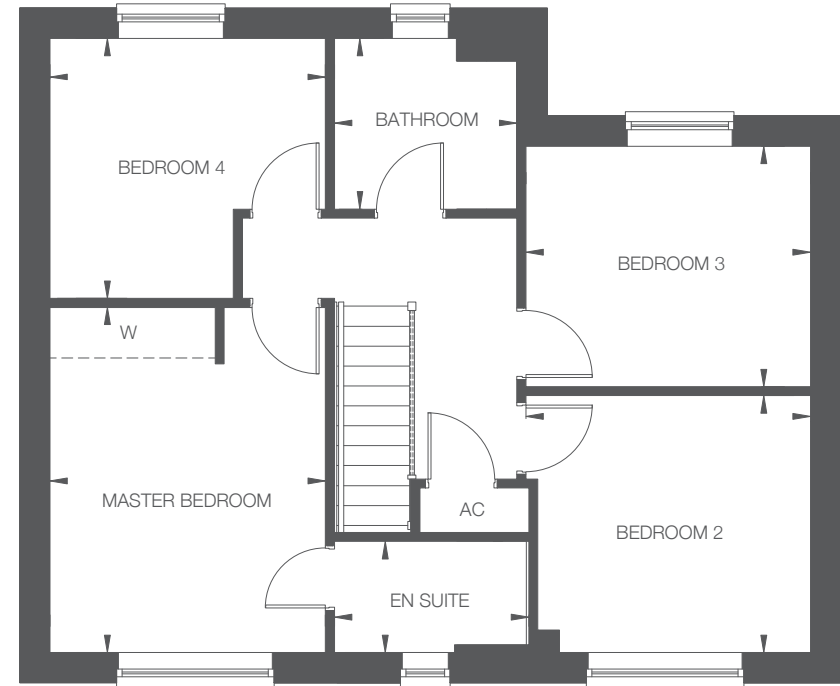
Furthermore, a 10-year warranty is included for peace of mind.





GROUND FLOOR

Living	3.25m x 5.82m	10' 8" x 19' 1"
Kitchen	2.91m x 3.09m	9' 7" x 10' 1"
Dining	2.46m x 4.25m	8' 1" x 13' 11"
Family	3.14m x 2.81m	10' 4" x 9' 3"
WC	1.12m x 1.65m	3' 8" x 5' 5"



FIRST FLOOR

Master Bedroom	3.17m x 3.97m	10' 5" x 13' 0"
En suite	2.20m x 1.28m	7' 3" x 4' 2"
Bedroom 2	3.27m x 2.95m	10' 9" x 9' 8"
Bedroom 3	3.27m x 2.77m	10' 9" x 9' 1"
Bedroom 4	3.17m x 2.99m	10' 5" x 9' 10"
Bathroom	1.96m x 2.10m	6' 5" x 6' 11"

gardener

1324 sq ft | Freehold | Expected Energy Rating B

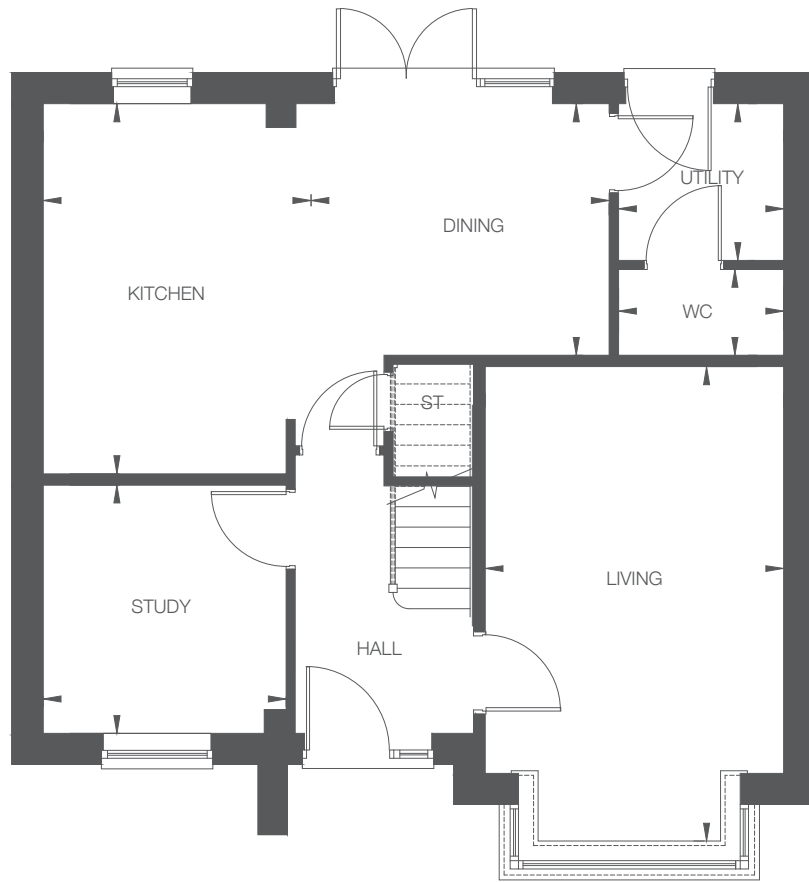
4 bedroom detached home

The Gardener is designed to be flexible with spaces that work as a multi function home. The entrance hall leads to a large and airy living room with a bay window that adds to the light and provides a nook for a reading chair or a desk. Opposite the living room is a separate study that could also become a formal dining room or a children's playroom. The rear of the room is open plan with a spacious kitchen, breakfast bar and space for either casual dining or a family space. This multi function approach gives the greatest opportunity for your home to change with your changing needs. Each kitchen is designed by Hatt, a local West Midlands company with plenty of storage and good work surfaces. The added full height window in the kitchen adds to the light airy feel. The kitchen includes a range of premium appliances and you can choose finishes to suit your taste. Downstairs also has a separate laundry room and guest cloakroom.

Upstairs, there are four bedrooms. The master bedroom has built in wardrobes and its own en suite with white contemporary sanitary ware and a double shower. There are two other double bedrooms and a single bedroom. The family bathroom also has contemporary white sanitaryware with a bath and separate shower. Both offer a choice of tiling from Porcelanosa.

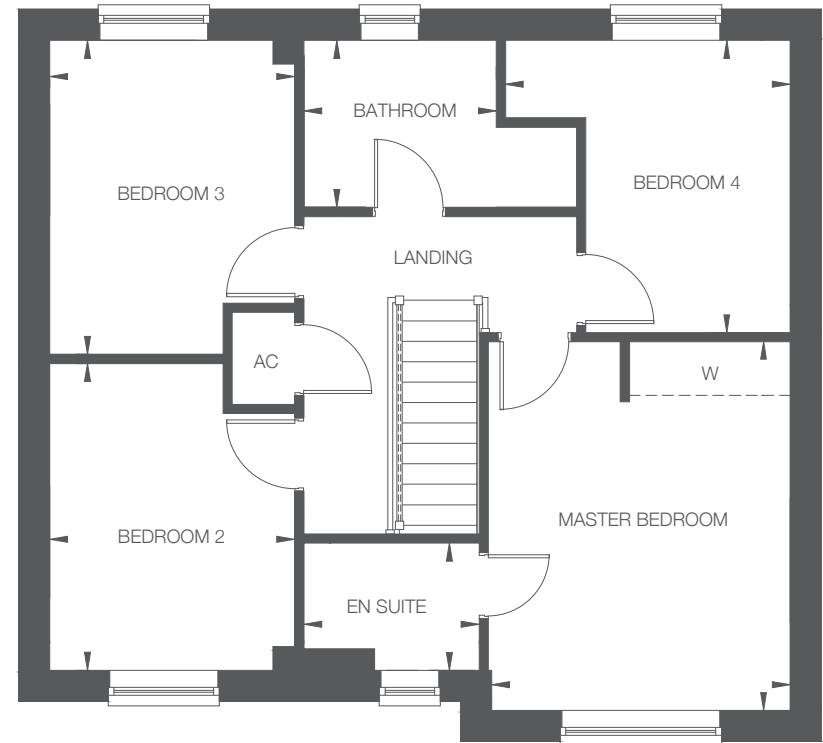
Outside, there is a private driveway and single garage. Your home also comes with a 10-year warranty for added peace of mind.





GROUND FLOOR

Living	3.34m x 5.32m	11' 0" x 17' 5"
Kitchen	3.00m x 4.15m	9' 10" x 13' 7"
Dining	3.34m x 2.82m	11' 0" x 9' 3"
Utility	1.84m x 1.75m	6' 0" x 5' 9"
Study	2.72m x 2.78m	8' 11" x 9' 1"
WC	1.84m x 0.96m	6' 0" x 3' 2"



FIRST FLOOR

Master Bedroom	3.34m x 4.13m	11' 0" x 13' 6"
En suite	1.97m x 1.43m	6' 6" x 4' 8"
Bedroom 2	2.74m x 3.43m	9' 0" x 11' 3"
Bedroom 3	2.74m x 3.51m	9' 0" x 11' 6"
Bedroom 4	3.19m x 3.27m	10' 5" x 10' 9"
Bathroom	2.15m x 1.87m	7' 1" x 6' 2"



hatton

1421 sq ft | Freehold | Expected Energy Rating B

4 bedroom detached home with garage

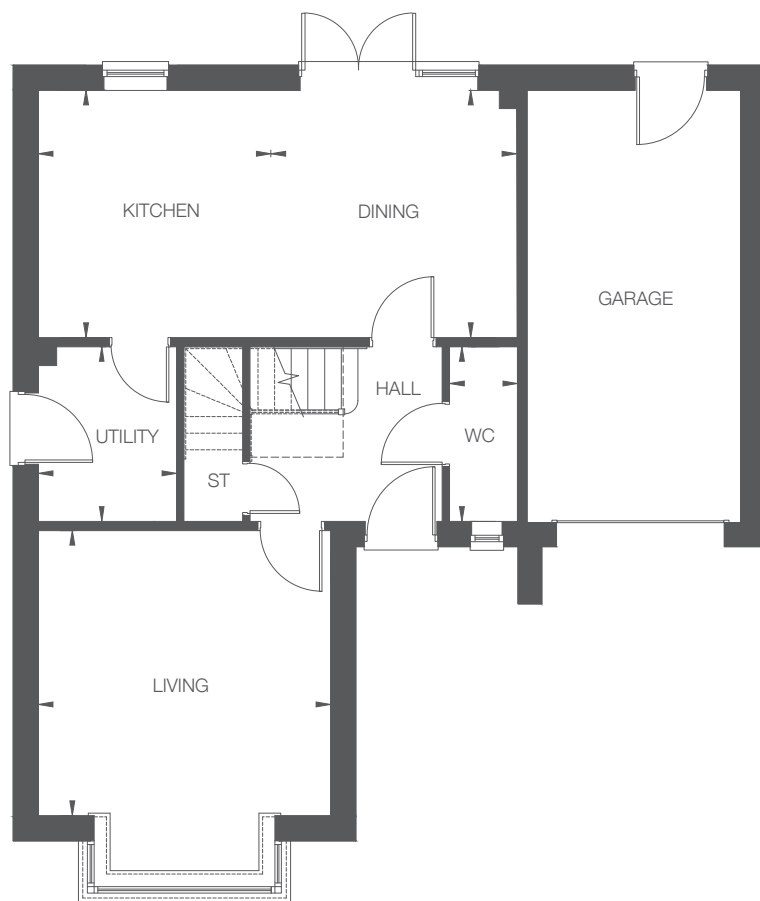
The Hatton is a great open plan home with a focus on light and space. It has been designed for those who want a great kitchen with casual dining space overlooking the garden, and ideal for those who also want a separate living room for entertaining and relaxing. Space is optimised where it matters, in the living areas.

The kitchen is designed by Hatt, a local company and here the focus is on working space and light. Premium appliances are included, and the breakfast bar is great for casual dining. There is plenty of space for a dining table overlooking the garden and doors leading out to the garden create a lovely link between home and garden, perfect for summer days. The kitchen comes with a choice of finishes to suit your tastes when you reserve early. Downstairs also has a separate laundry room and guest cloakroom.

Upstairs, there are four double bedrooms. The master bedroom has built in wardrobes and its own en suite with a double shower and white contemporary sanitaryware. Two windows create a lovely light filled room. The family bathroom has a bath and separate double shower, all contemporary white sanitaryware. Both bathroom and en suite offer a choice of tiling from Porcelanosa.

Outside, there is a private driveway and single attached garage. Your home also comes with a 10-year warranty for added peace of mind.





GROUND FLOOR

Living	4.02m x 3.92m	13' 2" x 12' 10"
Kitchen	3.20m x 3.40m	10' 6" x 11' 2"
Dining	3.38m x 3.40m	11' 1" x 11' 2"
Utility	1.90m x 2.40m	6' 3" x 7' 11"
WC	0.94m x 2.40m	3' 1" x 7' 11"



FIRST FLOOR

Master Bedroom	4.02m x 3.95m	13' 2" x 12' 11"
En suite	1.90m x 2.40m	6' 3" x 7' 11"
Bedroom 2	4.15m x 3.43m	13' 7" x 11' 3"
Bedroom 3	3.99m x 3.04m	13' 1" x 10' 0"
Bedroom 4	3.99m x 2.79m	13' 1" x 9' 2"
Bathroom	2.79m x 1.96m	9' 2" x 6' 5"

heywood

1440 sq ft | Freehold | Expected Energy Rating B

4 bedroom detached home

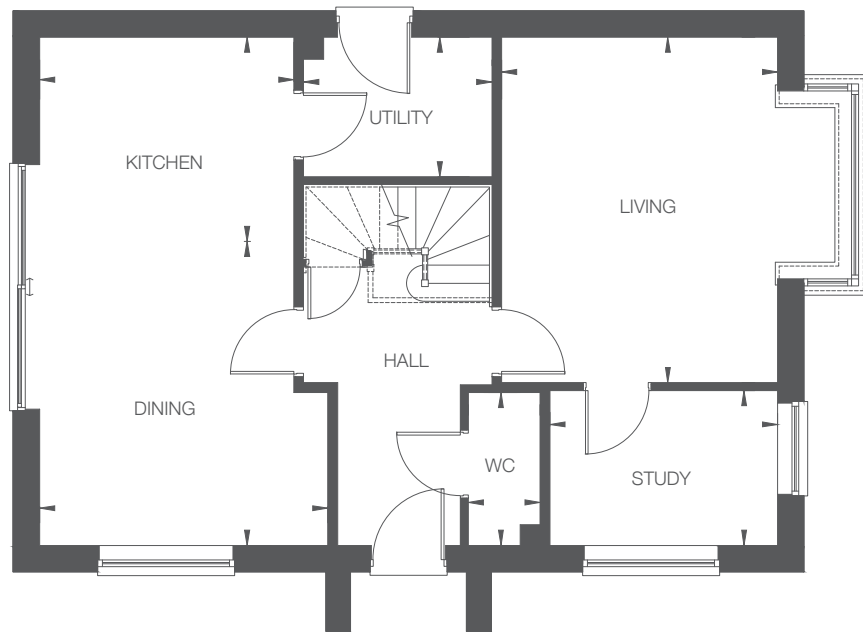
Make a home with the Heywood and you will enjoy privacy and space in abundance. The Heywood has been designed as a great family home with a combination of open plan living and a separate living space when you want to relax. Light airy spaces are at the heart of the design, brought to life with double sliding doors overlooking the garden. The result is a great light open plan kitchen with plenty of space for informal dining, a place where you'll want to spend time and entertain family and friends.

The kitchen is designed by local British company Hatt with a choice of finishes and work surfaces to suit your tastes. It comes with built in appliances and your choice of flooring. You'll benefit from a separate utility room with additional storage and a door leading outside. The living room is also designed to make the most out of light with a feature bay window that can also create the perfect place for a desk when working from home.

On the first floor, there are four double bedrooms including a master bedroom with its own en suite and built-in wardrobes providing good storage. The en suite has a great double shower and both the en suite and main bathroom are designed with contemporary white sanitaryware and your choice of Porcelanosa tiles.

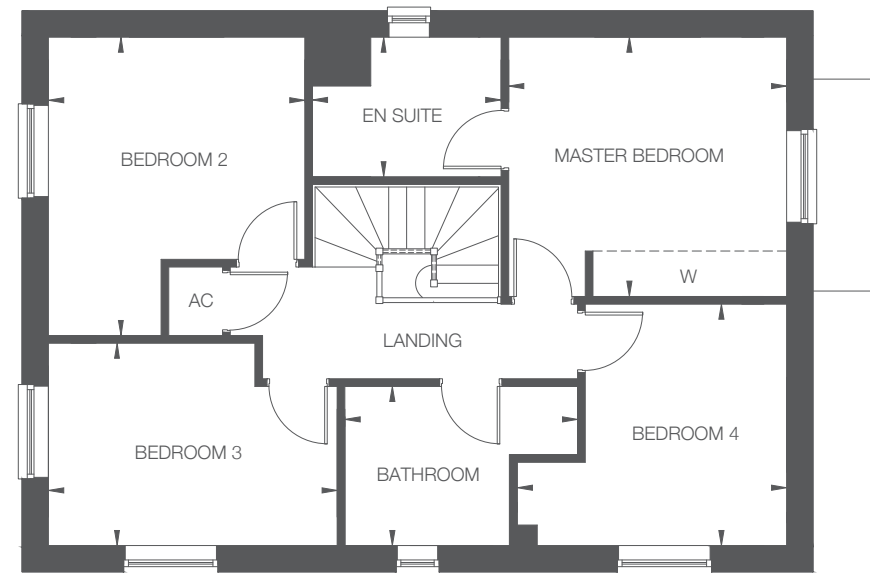
Outside, there is a private driveway and single garage. Your home also comes 10-year warranty for added peace of mind.





GROUND FLOOR

Living	3.65m x 4.57m	12' 0" x 15' 0"
Kitchen	3.36m x 2.70m	11' 0" x 8' 10"
Utility	2.49m x 1.85m	8' 2" x 6' 1"
Dining	3.81m x 4.02m	12' 6" x 13' 2"
WC	0.95m x 2.02m	3' 1" x 6' 8"



FIRST FLOOR

Master Bedroom	3.67m x 3.43m	12' 1" x 11' 3"
En suite	2.49m x 1.85m	8' 2" x 6' 1"
Bedroom 2	3.35m x 3.94m	11' 0" x 12' 11"
Bedroom 3	3.78m x 2.67m	12' 5" x 8' 9"
Bedroom 4	3.56m x 3.19m	11' 8" x 10' 6"
Bathroom	3.08m x 2.10m	10' 1" x 6' 11"



ruskin

1514 sq ft | Freehold | Expected Energy Rating B

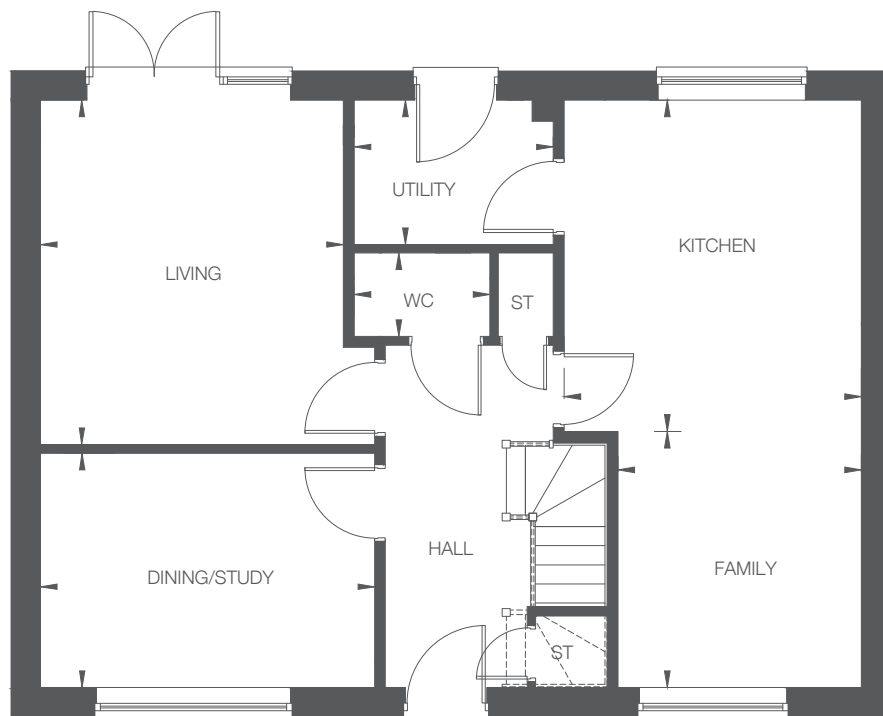
4 bedroom detached home

Living space flexibility and symmetry are at the forefront of the design of this family home. Starting with the perfectly portioned frontage, the central front door leads to a light hallway.

To the right is an open plan kitchen and family room stretching the length of the home, with windows at each end, creating a light and spacious room. The kitchen is designed by British kitchen company Hatt Kitchens complete with appliances and plenty of storage including a separate utility room with direct access outside. It is large enough for informal dining or a family space. There is a separate dining room which could be used as a study when working from home. On the other side of the hall is a separate living room with French doors and full height windows leading out onto the private rear garden.

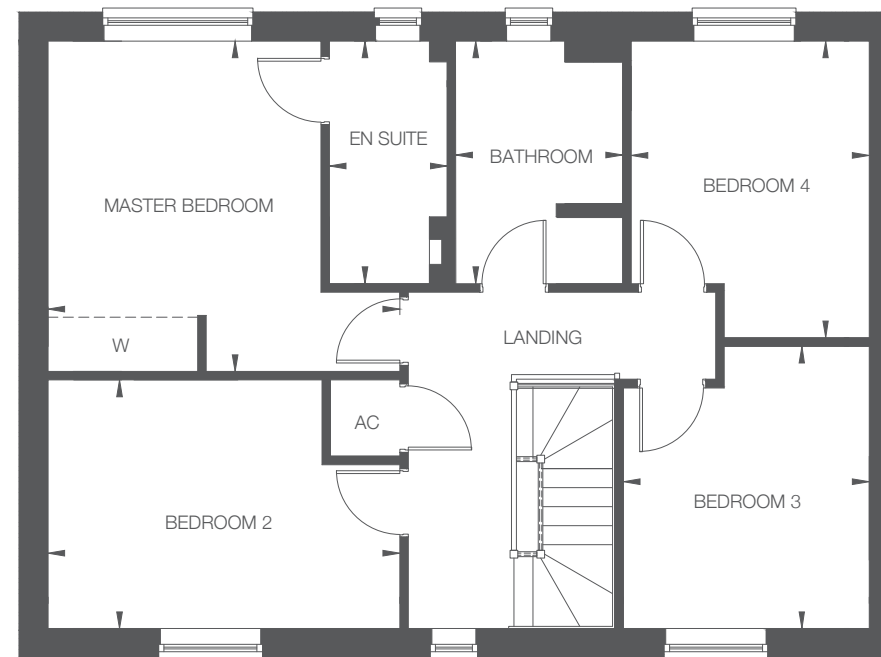
On the first floor there are four double bedrooms including a master bedroom with built-in wardrobes and an en suite, with double shower. The main bathroom and en suite have contemporary white sanitaryware and your choice of Porcelanosa tiling.

Outside, there is a private driveway with parking for two cars. Your home also comes with a 10-year warranty for added peace of mind.



GROUND FLOOR

Living	3.64m x 4.14m	11' 11" x 13' 7"
Kitchen	3.57m x 3.97m	11' 9" x 13' 0"
Utility	2.40m x 1.73m	7' 10" x 5' 8"
Family	2.92m x 3.08m	9' 7" x 10' 1"
Dining	4.01m x 2.82m	13' 2" x 9' 3"
WC	1.63m x 1.00m	5' 4" x 3' 3"



FIRST FLOOR

Master Bedroom	4.23m x 3.97m	13' 10" x 13' 0"
En suite	1.41m x 2.91m	4' 8" x 9' 7"
Bedroom 2	4.23m x 2.99m	13' 10" x 9' 10"
Bedroom 3	2.95m x 3.39m	9' 8" x 11' 2"
Bedroom 4	2.86m x 3.56m	9' 5" x 11' 8"
Bathroom	2.01m x 2.91m	6' 7" x 9' 7"

blackwell

1621 sq ft | Freehold | Expected Energy Rating B

4 bedroom detached home

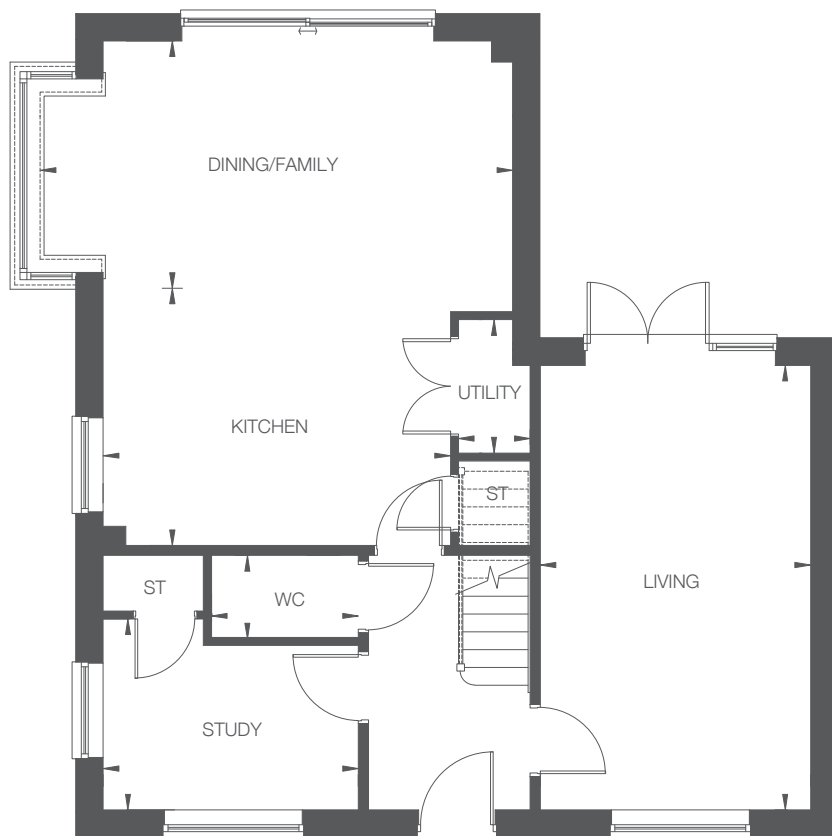
The symmetry of this home creates a beautiful frontage with a welcoming entrance. A contemporary spacious home, it has been designed for couples and young families with great living accommodation that provides good entertainment space and good family living space. The open plan kitchen and dining room is bright with French doors leading out onto a private garden and additional windows to add to the light airy space. The kitchen is designed and manufactured by local kitchen company Hatt, complete with appliances and a great peninsula looking over the dining and family space. There is an innovative utility zone providing ideal space for laundry appliances without compromising kitchen space.

There is plenty of space for dining and for casual seating overlooking the garden. When you want to work from home, there is a great study with built-in storage. The living room is also designed with light at its core, with double doors leading onto the garden at the rear and a large picture window to the front.

Upstairs there are four good sized bedrooms and a family bathroom. The landing is a good size with light from a feature window. The master bedroom has built-in wardrobes and its own en suite with your choice of Porcelanosa tiling to complement the contemporary white sanitaryware.

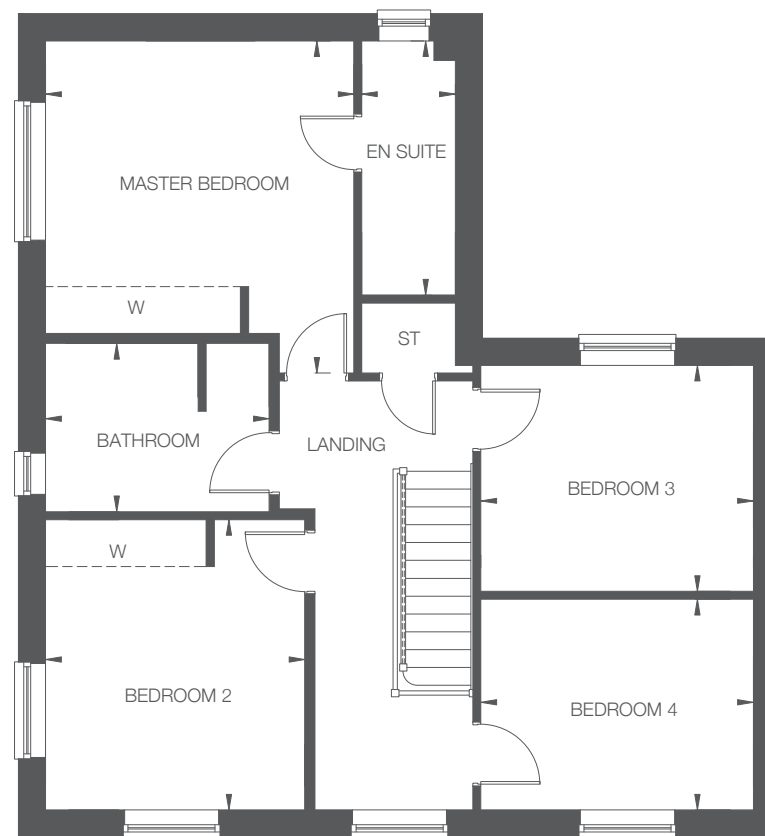
Outside, there is a private driveway and separate single garage. Your home also comes with a 10-year warranty for added peace of mind.





GROUND FLOOR

Living	3.47m x 5.71m	11' 5" x 18' 9"
Kitchen	4.46m x 3.30m	14' 8" x 10' 10"
Dining/Family	6.06m x 3.17m	19' 11" x 10' 5"
Utility	0.92m x 1.72m	3' 0" x 5' 8"
WC	1.88m x 1.07m	6' 2" x 3' 6"



FIRST FLOOR

Master Bedroom	3.95m x 4.26m	13' 0" x 14' 0"
En suite	1.20m x 3.26m	3' 11" x 10' 8"
Bedroom 2	3.33m x 3.73m	10' 11" x 12' 3"
Bedroom 3	3.50m x 2.90m	11' 6" x 9' 6"
Bedroom 4	3.50m x 2.70m	11' 6" x 8' 10"
Bathroom	2.87m x 2.16m	9' 5" x 7' 1"

your new neighbourhood

As well as choosing the right home, it's important to choose the right location for your home.

The map opposite shows you each home and its position within the surroundings.

The coloured legend helps you to identify your preferred design.



barton

2 bed bungalow
plots 31, 32



benson

2 bed bungalow
plots 33, 34



birch

3 bed semi-detached
plots 6, 7, 11, 12, 19,
20, 38, 39, 40, 41



cardew

3 bed semi-detached
and detached
plots 2, 3, 13, 14, 26,
27, 45, 46, 49, 50, 66



chapman

3 bed detached
plots 1, 10, 23, 25, 28,
59, 64



comber

3 bed detached
plots 42, 43, 54



edwin

4 bed detached
plots 15, 17, 18, 22,
47, 53



epton

4 bed detached
plots 9, 52, 67



gardener

4 bed detached
plots 8, 16, 24, 51,
60, 61



hatton

4 bed detached
plots 4, 36, 37, 58, 63



heywood

4 bed detached
plots 5, 21, 55, 57, 68



ruskin

4 bed detached
plots 35, 44, 48, 62



blackwell

4 bed detached
plot 56, 65

Affordable homes



This information is for illustrative general guidance only.
Computer generated image, details may vary.



a fresh
start

Woven into the landscape

In the heart of the National Forest, this Swadlincote community provides a haven of tranquillity. With access to miles of scenic countryside, this flourishing town blends modern style with period elegance, allowing you to create a home that reflects your own style. As a community, we can shape an environment that inspires living, learning, and playing for this and the next generation.



A new place to live

Peace is infused into every aspect of the homes in our communities, from the green spaces to the ability to adapt as you change. Shoppers will find plenty of options in the town, from vintage shops to independent retailers and a thriving marketplace. In the heart of the National Forest, nature lovers are spoilt for choice with parks and trails that overlook this charming town.

A new place to learn

Providing education for your family, the Swadlincote community has access to a range of choices, starting from Little Angels Pre School and Chuckle Bunnies Day Nursery only a short distance from the development, to Newhall Community Junior School. For primary schools, the proudly inclusive William Allitt primary school is located close by in the village of Newhall, also The Pingle Academy, which has a high quality sixth form and expands the level of further education available in the community.

A new place to play

There is nowhere like Swadlincote Woodlands to bring The National Forest to life. In this charming area, 40,000 new trees have been planted on 80 acres of urban woodlands, bringing the outdoors to your door. You can explore the National Forest or access the golf course a stone's throw from your home. In the centre, you'll find shopping, a movie theatre, and tasty restaurants in the town. Plus for those with an active lifestyle, there is a wide range of sports opportunities, including football, basketball and a range of winter activities.

A new place to work

Spanning a wide range of industries, Swadlincote town centre offers easy access to employment opportunities. Accessible via the M42, it is a true commercial destination due to its proximity to Birmingham, Derby, and beyond.



A person is sitting on a brown leather couch, wearing a grey and white striped shirt and blue jeans. A white French Bulldog with black markings around its eyes is resting its head on the person's lap. The dog's ears are large and upright. The person's hands are resting on their lap, holding a small blue and yellow object. The background is a plain wall. The overall atmosphere is cozy and relaxed.

h e l p i n g y o u f e e l a t

h o m e



As a family company, we believe it's important to show your family the very best care.

We're committed to the highest standards of customer care and attention, from the first time you make contact with us to after you move into your home, because we believe our service should be as wonderful as the homes we build.

We want to make moving home an exciting experience and we understand how to do that with an easy process that's simple to follow. You'll have a dedicated sales advisor and legal administrator to manage the buying process and ensure that everything is completed in a timely manner so that you can concentrate on choosing the finishes for your new home. They are on hand to help and guide you, answer questions and make sure you have a great experience.

We are a HBF (Home Builders Federation) 5 Star builder, one of a few in the UK to have been awarded this accolade with over 95% of our customers happy to recommend us.

Financing your home is as important as choosing it. You'll want the reassurance of knowing you've chosen the right mortgage rate, the right fixed period and the right lender.

You can choose to arrange your mortgage with an Independent Financial Advisor of your choice, or we're happy to recommend one from our panel*. They are experts in arranging mortgages for new homes. As specialists in their field, they have access to the whole market and often can secure mortgage rates that are not available to other mortgage brokers.

Their service is complimentary and their advice is independent. It's worth a call to give you other mortgage options to consider.

The Consumer Code

We believe in providing the best care for each of our customers, putting service at the centre of what we offer. As a member of the National Home Builders Federation (NHBC) we support the code and agree to comply with the Code requirements. It's part of our promise to you.

The Code is designed to help you understand what levels of service to expect from us, feel fully informed about your purchase and know your consumer rights before and after you move in. The Code covers every stage of the home-buying process – pre-contract, exchange of contract and during occupation. We are here to help in any way we can so if you have queries about the Code or any other part of your purchase, please let us know. We'll be happy to help. A copy of the full Code can be found on our website under Customer Support.

We are also a registered developer with the New Homes Quality Board.



* Please note we do not receive any commission or financial reward for recommending these financial advisors.



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A  TARA GROUP
COMPANY

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