



THE
ARTISAN
COLLECTION

Holbrook Park at Snelsmoor Village, Chellaston

AREA GUIDE



Snelsmoor Lane
Boulton Moor
DE24 5BY

Telephone: 01164 902 248
bellway.co.uk

Bellway



Village charm meets city style

CONTEMPORARY HOMES WITH THE VERSATILITY TO FIT AROUND YOU

Holbrook Park at Snelsmoor Village is an attractive development of 1, 2, 3 and 4 bedroom homes located on the southern outskirts of Derby, just a short drive from the city centre and the beautiful Derbyshire countryside. Such a location provides easy access to all the elements that make up a better quality of life. Shopping, leisure and outdoor space are abundant, as are essentials like schools

and transport links. This combines with an enviable design and build quality that offers versatility, comfort and energy efficiency. The result is an enviable collection of homes suitable for a wide variety of different lifestyles. Whether you are a first-time buyer, a commuting professional, part of a thriving family or looking to invest, Holbrook Park at Snelsmoor Village makes the ideal choice.



A location for all lifestyles

CLOSE TO ESSENTIALS, OPEN SPACES AND CITY COMFORTS

A home at Holbrook Park at Snelsmoor Village puts you within easy reach of everything you could need. There is a choice of supermarkets within a five-minute drive, while other essential amenities can be found at the nearby village of Chellaston. These include schools, a pharmacy, banking, dining and local pubs - and they're all within 10 minutes by road.

For more choice, it's a 15-minute drive into Derby where there is a wide variety of shopping, leisure and entertainment on offer. The Derbion complex sits at the heart of the city centre and features hundreds of retail brands, a vibrant food terrace and entertainment options that include bowling, cinema, adventure golf and the 640-seat Derby Theatre.

Alternatively, head over to the Derby Quad, which features a cinema, gallery, café bar and workshop; discover hidden treasures at one of the many independent boutiques in Cathedral Quarter; or admire spectacular views of the city on a cathedral tower tour.



Derby city centre & cathedral.



Derbion shopping centre.

If you like to keep active there are plenty of options nearby. Chellaston Park features a number of pitches and a play area, while Moorways Sports Village and Water Park makes the ideal destination whether you're looking for a workout or a day of family fun.

There are also a number of parks within easy reach. Alvaston park is eight minutes away by road and offers 85 acres of riverside parkland, including a science garden, BMX track, and nature trails. Alternatively explore Elvaston Castle Country Park, which is made up of over 320 acres of open parkland, woodland and formal gardens, all set around the majestic castle.

Trips further afield are made easy by excellent road connections via the A6, A50 and M1. These links put the Peak District's spectacular scenery and seemingly endless network of walking trails within 35 minutes. Alternatively, you could be enjoying the thrills of Alton Towers in 38 minutes, sampling the delights of Nottingham City Centre in less than half an hour or parking up at East Midlands Airport within 15 minutes.

Rail travel is also convenient, with Peartree and Derby stations located within 10 and 15 minutes respectively, between them providing direct links to Stoke-on-Trent, Birmingham and Nottingham.



How to find us

