



BRICKS + MORTAR



**Top Lane,
Whatstandwell, DE4 5EN**

£1,200,000

This is a very rare opportunity to work with highly-renowned architectural designers to create the home of your dreams. With planning approval for a 5 bedroom home of exceptional quality, this location has spectacular far-reaching views and you have the possibility to put the finishing touches to the design before it is built.

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Property Description

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Property Description - On first entering this prestigious property you will experience the feeling of space and quality in the large open hallway on the ground floor.

To the rear of the property will be a very large kitchen with dining area and lounge area. There will be 2 large sets of bi-folding doors giving access to the rear terrace with glass balustrades. The kitchen will have an extensive range of units and a large island with breakfast bar.

The main lounge will be accessed of the kitchen area and will also have doors onto the terrace. There will be a feature fireplace with Log burner.

The kitchen and lounge will have 12 foot high ceilings giving a very light and airy feel to the luxurious living spaces.

The Terrace with glass balustrading offers a large spacious area for sitting and dining as well as a BBQ area and plenty of space for a hot tub if required.

The Terrace will have spectacular views over Alderwasley and the Derwent valley

There will be a snug accessed off the hallway as well as a ground floor W.C. and Utility room.

A high quality Oak staircase with glass balustrades and Oak handrails will lead to the first floor bedroom accommodation

On the first floor there will be a Gallery landing with bedrooms accessed off the landing.

There will be 4 spacious double bedrooms to the first floor with 2 with en-suite bathrooms.

3 of the bedrooms will have double doors to access a balcony area, ideal for taking in the far reaching views.

A high quality Oak staircase with glass balustrades and Oak handrails will lead to the second floor bedroom.

The second floor will benefit from a very large and spacious master bedroom with separate dressing room and luxurious en-suite bathroom.

The master bedroom will have a glass gable window allowing a high level view of the surrounding landscape.

High quality kitchen with granite worktops and the buyers choice of colour and style

High quality bathroom fixtures and fittings to the buyers choice

Karndean flooring to the ground floor and carpets to first and second floors to buyers choice

Outside the property benefits from 2/3 of an acre of grounds.

The site slopes to the rear with landscaping and shrubbery to all sides.

There are a number of trees on the site creating a very private outdoor space.

The site benefits from an abundance of wildlife, fauna and flora and is a tranquil place to spend time relaxing and enjoying the friendly rural village location.

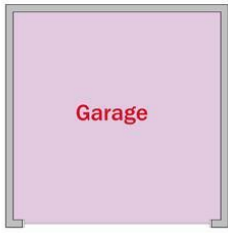
All in all this is a very flexible site and the final design of the dwelling can be tailored to the buyers needs.

Energy efficiency rating B and Environmental Impact (CO2) rating B

Contact BDS Homes to discuss the options further. We can offer a telephone conversation or a face to face meeting. Either way we are a very friendly family business and our goal is to exceed your expectations. Anything is possible so lets get together and talk about what we can do for you.

Call anytime - BDS Homes – 01332 830313 – 07974 438575





Proposed Garage Floor Plan (NTS)



Proposed Ground Floor Plan (NTS)



Proposed First Floor Plan (NTS)

Room Dimensions:

Dining & Kitchen | 5.46m x 9.4m
 Lounge | 5.46m x 3.9m
 W/C (Ground Floor) | 1.8m x 1.17m
 Entrance Hall | 6.08m x 2.74m
 Utility | 2.73m x 2.56m
 Snug | 3.83m x 4.39m
 Terrace (Ground Floor) | 13.6m x 3.8m

Bedroom 1 | 4.48m x 3.92m (En-Suite | 2.1m x 1.91m)
 Bedroom 2 | 3.47m x 4.28m
 Bedroom 3 | 3.47m x 4.44m (En-Suite | 2.1m x 1.91m)
 Bedroom 4 | 3.83m x 3.39m
 Bathroom (First Floor) | 3.83m x 2.64m
 Landing | 1.64m x 5.07m / 2.08m x 3.93m
 Terrace (First Floor) | 13.6m x 1.8m

Garage | 5.6m x 5.6m

Bedroom 5 | 7.46m x 6.5m
 Bathroom (Second Floor) | 3.1m x 4.7m
 Dressing Room | 2.63m x 4.8m



Proposed Second Floor Plan (1:50)

OPTION 1 - FLOORPLANS

TEL:01332830313



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
	(61-81) B		
	(40-60) C		
	(21-39) D		
	(1-39) E		
	(1-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315