

# Wessington Heights

Brook Lane, Wessington, Alfreton, DE55 6PJ

*Inspired Contemporary Homes,  
Designed for Luxury Living*

# Wessington Heights



 The Cressbrook - Type A & B

 The Grindleford

 The Padley

 The Wolfscote

 The Manifold

To View Available Plots and Pricing,  
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This plan is indicative and is for guidance purposes only. It does not form part of any contract or agreement and does not show ownership boundaries, easements, or wayleaves. Subject to change. For enquiries regarding specific details or availability, please discuss with our Sales Consultant.





Occupying a fabulous position with open countryside to its southern boundary, Wessington Heights presents an opportunity to enjoy life in a small community within a delightful village setting. Formed by 9 beautiful homes, this exclusive Derbyshire site has been selectively specified and constructed by an independent, family developer, with an assurance of quality and a 10 year ABC+ build warranty.

The access to the development and each property is from a private road with associated outdoor lighting. Each home is served by an air source heat pump, ensuring renewable energy and efficiency for years to come, and a sense of comfort is provided by under floor heating to every ground floor. The roof voids within the homes are large and therefore offer scope for conversion to create additional living spaces (subject to necessary planning consents). Each garage, whether it be detached or integral, features an electric up-and-over door and an EV charger included as standard.

Wessington Heights is located within the quaint village of Wessington, sitting to the west of the Amber Valley and being enveloped by green landscapes. Home to the award-winning Horse & Jockey pub, a church, a picturesque village green and a primary school, the village is just a short drive from Matlock, enabling access to a variety of amenities, such as supermarkets, restaurants, shops and public houses. From Wessington, public footpaths provide routes through countryside to Ogston Reservoir and woodland. Crich is a charming and historical village nearby, where there are independent restaurants, a butchers shop, a post office, a public house, a convenience store and the popular heritage attraction of Crich Tramway Village. There is also good access to the M1 for journeys to major cities and Alfreton train station, which has direct rail routes to Nottingham, Leeds, Liverpool, Chesterfield and Sheffield. Public buses are available from multiple stops on Matlock Road, allowing connections to Matlock, Alfreton, South Normanton and Crich.







# SPECIFICATION

## Kitchen:

- Designer Kitchens - Luxury custom-built
- Kitchen Doors Style: Haddon in Solid Ash

(Colour: Purbeck Stone/Cabinet colour: Natural Kendal Oak)

- Worktop: Spectre squad edge (Colour: Marble)
- High spec integrated appliances - Neff Includes:

1. NEFF B3ACE4HN0B Single Oven Slide&Hide® door: the oven door fully retracts under the cavity, giving full, unobstructed access. CircoTherm® hot-air system enabling simultaneous cooking on multiple shelf levels

2. NEFF C1AMG84N0B Combi Oven / Microwave

3. NEFF S153ITX02G Fully Integrated Dishwasher (Plots 1 & 2) Smart features: WiFi enabled via Home Connect; remote start and monitoring

4. NEFF S153HTX02G Fully Integrated Dishwasher (Plots 3 - 9). WiFi-enabled via Home Connect. AquaStop flood protection included

5. NEFF T58FHW1L0 Induction Hob

6. NEFF D55MH56N0B Canopy Extractor Hood – Extractor

7. NEFF KI5862SE0G Built-in Fridge Freezer – Fridge Freezer

## Heating & Water:

- Air Source Heat Pump – SAMSUNG MONO R32 8- 6.37KW (except house numbers 4 & 9 which are R32 12- 10.43KW) 7 Year warranty from build completion of plots
- Heating all multi-zoned and thermostatically controlled
- Under floor heating to the Ground Floor. Radiators on the First Floor
- Towel radiators included in bathrooms

## Flooring:

- Carpets: to bedrooms and landings and individual living areas HOUSE NUMBERS 5 & 3 ONLY - Victoria Carpets, F12 Charming First Impressions, Extra Heavy Duty Domestic, 12 Year Warranty. Other house numbers can have a choice within a certain range
- Karndean Flooring: some ground floor areas, bathrooms - Natural Character Oak KP145 (Ground Floor) / Rosewood KP94 (All Bathrooms/En-Suites. Lifetime Warranty

## Bathroom:

- Bathroom Sanitary ware by PORCELANOSA - Urban C Double Flush Button, Soft Close Lid. Bathtub & sink - Marne, Tiled Bath Panel
- Showers - NOKEN - Thermostatic Shower Column
- Large Shower Enclosures
- Porcelain and Ceramic tiles by PORCELANOSA - Nantes Caliza 33x59 / Grout Butech Gris
- Bathroom taps - NOKEN - Hotels

## Electrical:

- Recessed ceiling lights throughout the Ground Floor and bathrooms. Including Kitchen/Utility and Bathrooms/En-Suites only
- BT Fibre ready Telephone points
- USB integrated plug sockets to some areas
- 3 phase power supply to each plot

## Windows:

- UPVC energy efficient, high quality double glazed windows with 10 year warranty. Colour Agate Grey outside and White inside
- Aluminium bi-fold doors to all plots
- Brushed Chrome door handles and furniture

## Garage:

- Lighting and power included
- Electrical car charger APEX 7.3KW
- Electric up-and-over doors

## Warranty/Other Information:

- 10 year build warranty ABC+
- Freehold, Site maintenance £500 P.A – Approx
- BROOK LANE (WESSINGTON) MANAGEMENT COMPANY LTD – Developers currently own however when final plot is completed this will be signed over to the homeowners so everyone will have a 1/9 share and control the management
- Included within the site maintenance fee is the cutting of the hedging all the way around the site/ drains/road maintenance for years to come





# THE CRESSBROOK TYPE A

Welcome to The Cressbrook (Type A), a wonderful detached home offering approximately 1772 square feet of modern accommodation that has been carefully designed to effortlessly cater to family lifestyles. Boasting four bedrooms, three bathrooms and fabulous open plan living, this property is positioned on an excellent corner plot.

The heart of the home is the L-shaped living kitchen; incorporating flexible areas for cooking, dining and relaxing. Extensive storage is provided by a range of Designer Kitchen Direct cabinetry, and includes a superb central island. All of the integrated appliances are by Neff, adding a luxurious touch to the home, and comprising a Slide-and-Hide oven, combination microwave oven, induction hob with a canopy extractor hood, dishwasher and a full-height fridge/freezer. There is also a lovely lounge, a utility room and a WC. Four generously proportioned double bedrooms occupy the first floor, two of which have the benefit of en-suite's with large shower enclosures. The en-suite's and family bathroom showcase tiling and sanitary ware from highly esteemed brand – Porcelanosa.

Externally, The Cressbrook offers a lawned garden with fenced boundaries for security and privacy, and neatly planted borders to the front. A private driveway has space for two vehicles and additional parking within a detached single garage, which has an electric up-and-over door and an EV charger.



House No. 2







LIVING KITCHEN



LOUNGE



LIVING KITCHEN



UTILITY ROOM





MASTER BEDROOM



BEDROOM 2



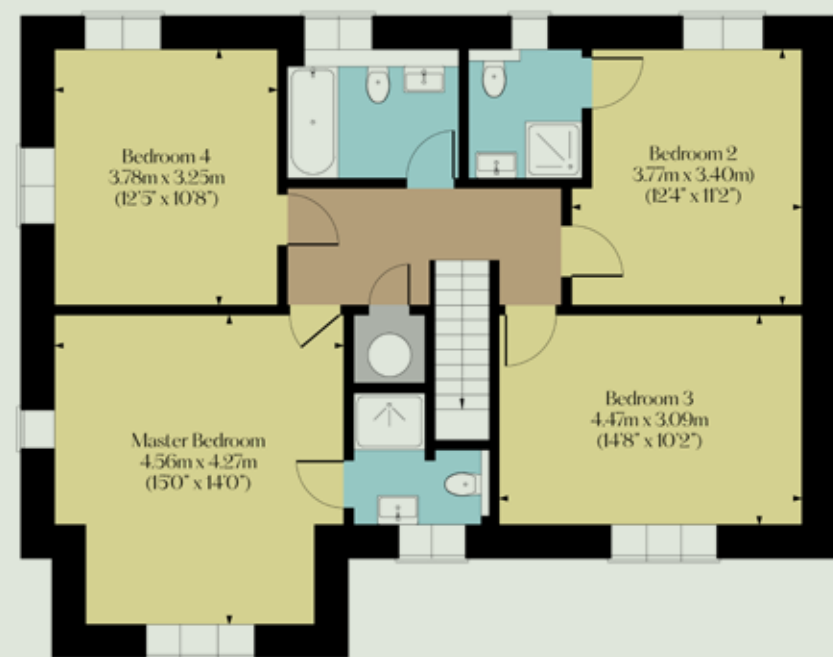
MASTER EN-SUITE SHOWER ROOM



FAMILY BATHROOM



# FLOOR PLANS



**The Cressbrook House No.2 (Type A)**  
Ground Floor: 886 SQ.FT. (82.3 SQ.M.)  
First Floor: 886 SQ.FT. (82.3 SQ.M.)  
Garage: 219 SQ.FT. (20.3 SQ.M.)  
Total Approx Floor Area: 1772 SQ.FT. (164.6 SQ.M.)



BEDROOM 2 EN-SUITE SHOWER ROOM



# THE CRESSBROOK TYPE B

The Cressbrook (Type B) is a newly built detached home that occupies a spacious plot and has been thoughtfully designed to easily accommodate family lifestyles. This superb residence boasts four bedrooms, three bathrooms and beautiful open plan living.

The heart of the home is the L-shaped living kitchen; incorporating flexible areas for cooking, dining and relaxing. Extensive storage is provided by a range of Designer Kitchen Direct cabinetry, and includes a superb central island. All of the integrated appliances are by Neff, adding a luxurious touch to the home, and comprising a Slide-and-Hide oven, combination microwave oven, induction hob with a canopy extractor hood, dishwasher and a full-height fridge/freezer. There is also a lovely lounge, a utility room and a WC. Four generously proportioned double bedrooms occupy the first floor, two of which have the benefit of en-suite's with large shower enclosures. The en-suite's and family bathroom showcase tiling and sanitary ware from highly esteemed brand – Porcelanosa.

Externally, The Cressbrook offers a lawned garden with fenced boundaries for security and privacy. A private driveway has space for two vehicles and additional parking within a detached single garage, which has an electric up-and-over door and an EV charger.



House Nos. 5 & 8







LIVING KITCHEN



LOUNGE



LIVING KITCHEN



UTILITY ROOM





MASTER BEDROOM



BEDROOM 2



MASTER EN-SUITE SHOWER ROOM



FAMILY BATHROOM



# FLOOR PLANS



The Cressbrook House No.5 & 8 (Type B)  
Ground Floor: 780 SQ.FT. (72.5 SQ.M.)  
First Floor: 780 SQ.FT. (72.5 SQ.M.)  
Garage: 219 SQ.FT. (20.3 SQ.M.)  
Total Approx Floor Area: 1560 SQ.FT. (145.0 SQ.M.)





# THE GRINDLEFORD

Beautifully appointed throughout and located within a private community, The Grindleford offers three bedrooms and two bathrooms, making it ideal for a growing family. Style and quality flawlessly combine in this newly built home, creating spaces that only require a buyers personal touch.

Welcoming you into the home is the entrance hall, which connects to a generous lounge, WC and the living kitchen. A perfect place for all of the family to gather, the living kitchen offers versatility and a tailored kitchen by Designer Kitchen Direct that is highly functional for the requirements of modern lifestyles, including fully integrated Neff appliances. A set of bi-folding doors open to the rear garden for effortless indoor-outdoor continuity, and there is also a utility room and a storage cupboard. Each of the three bedrooms on the first floor are well-proportioned and incorporate a luxurious master bedroom with an en-suite shower room. The family bathroom is a sanctuary for relaxation and is fitted with a Porcelanosa suite and tiles.

Outside, a generously sized lawned garden and patio await, allowing ample room for children to play or entertain family and friends. The Grindleford has the benefit of a driveway for two vehicles and a detached single garage.



House Nos. 3 & 4







LIVING KITCHEN



LOUNGE



LIVING KITCHEN



WC





MASTER BEDROOM



BEDROOM 2



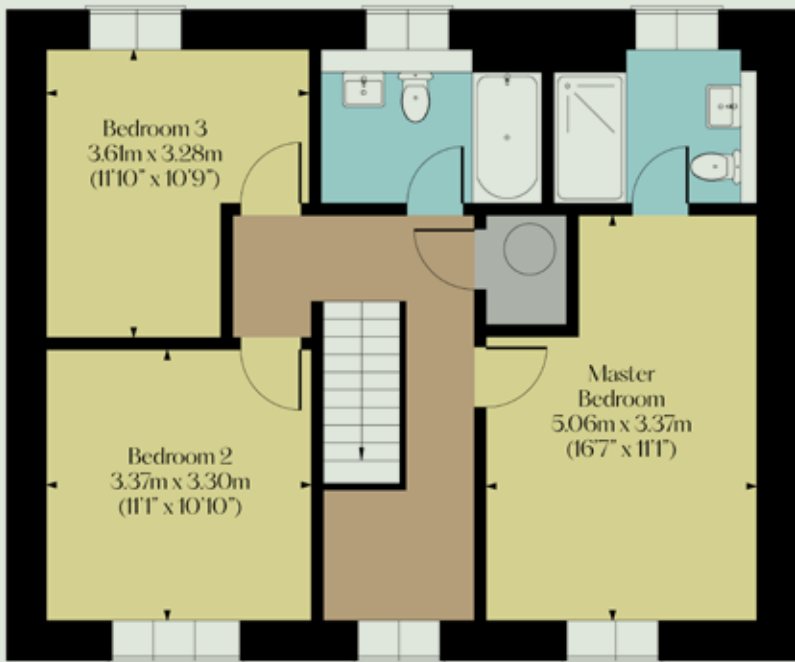
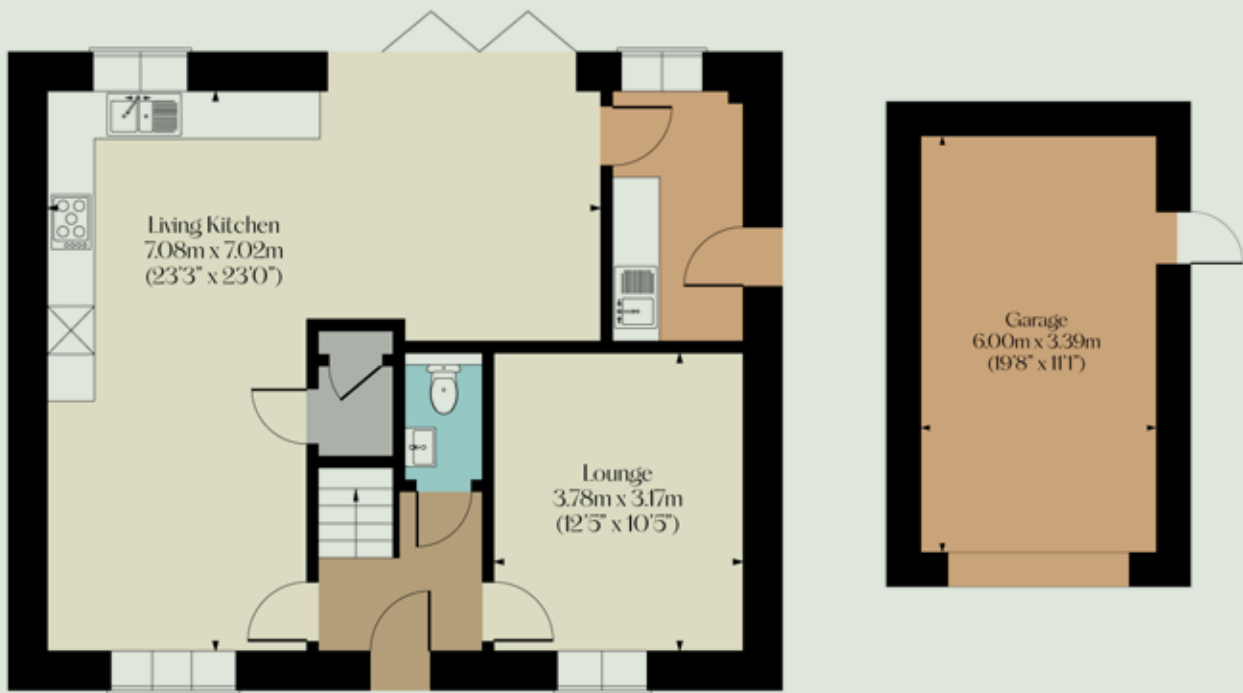
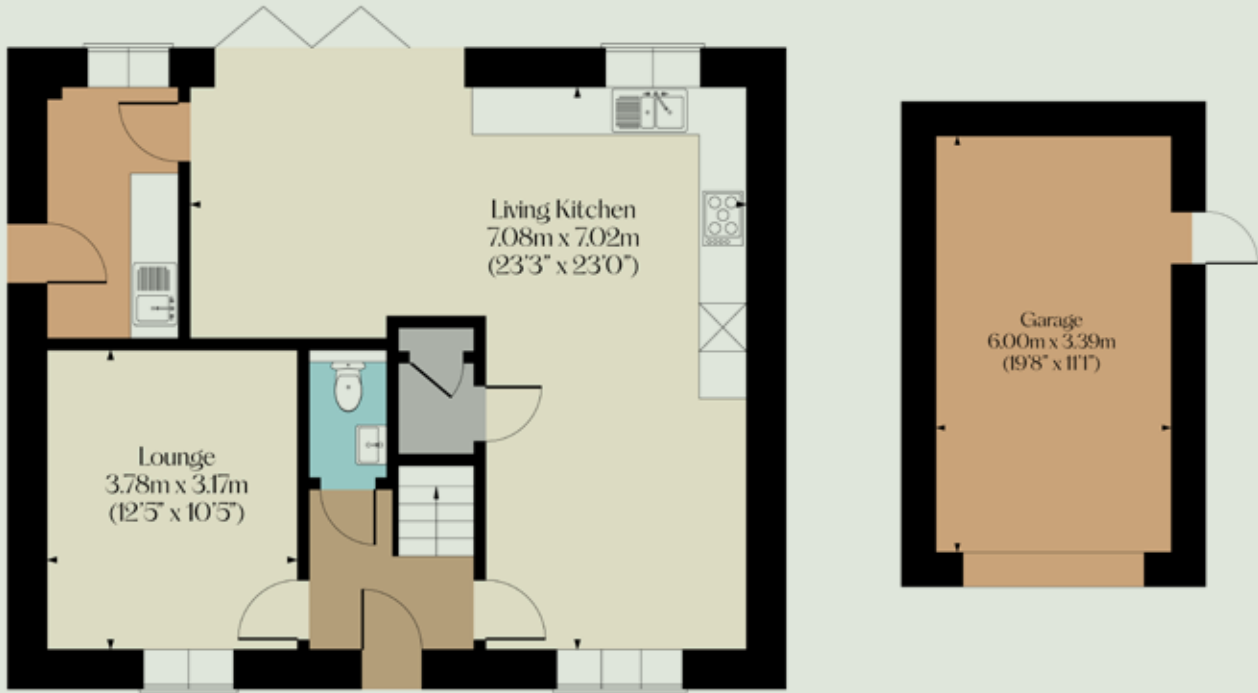
MASTER EN-SUITE SHOWER ROOM



FAMILY BATHROOM



# FLOOR PLANS



**The Grindleford House No.3**  
Ground Floor: 676 SQ.FT. (62.8 SQ.M.)  
First Floor: 676 SQ.FT. (62.8 SQ.M.)  
Garage: 219 SQ.FT. (20.3 SQ.M.)  
Total Approx Floor Area: 1352 SQ.FT. (125.6 SQ.M.)

**The Grindleford House No.4**  
Ground Floor: 676 SQ.FT. (62.8 SQ.M.)  
First Floor: 676 SQ.FT. (62.8 SQ.M.)  
Garage: 219 SQ.FT. (20.3 SQ.M.)  
Total Approx Floor Area: 1352 SQ.FT. (125.6 SQ.M.)



# THE PADLEY

Enjoying a superbly sized plot, The Padley is a four bedroomed semi-detached home offering luxury living spaces across its two floors, which total approximately 1344 square feet.

Tailor-made for family life and finished to a high standard, this residence features a large dining kitchen with fitted cabinetry by Designer Kitchen Direct and Neff integrated appliances, a bay-windowed lounge, a utility room and a WC. The dining kitchen connects to the rear lawned garden through bi-folding doors for ease in the summer months or when entertaining. Each of the four bedrooms are configured with spaciousness in mind. The master bedroom incorporates an en-suite shower room, whilst another of the bedrooms showcases a Juliet balcony that fills the room with natural light.

Each Padley plot has a driveway for two vehicles, a detached single garage with an EV charger and an enclosed garden.



House Nos. 1 & 6







DINING KITCHEN



LOUNGE



DINING KITCHEN



EXTERIOR





MASTER BEDROOM



BEDROOM 2



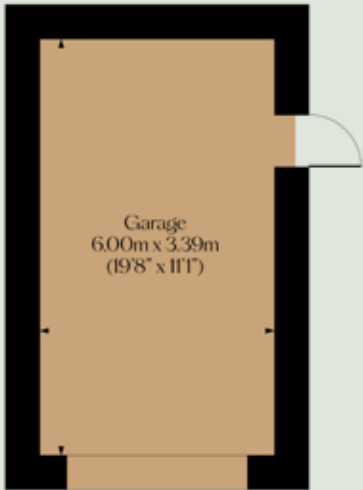
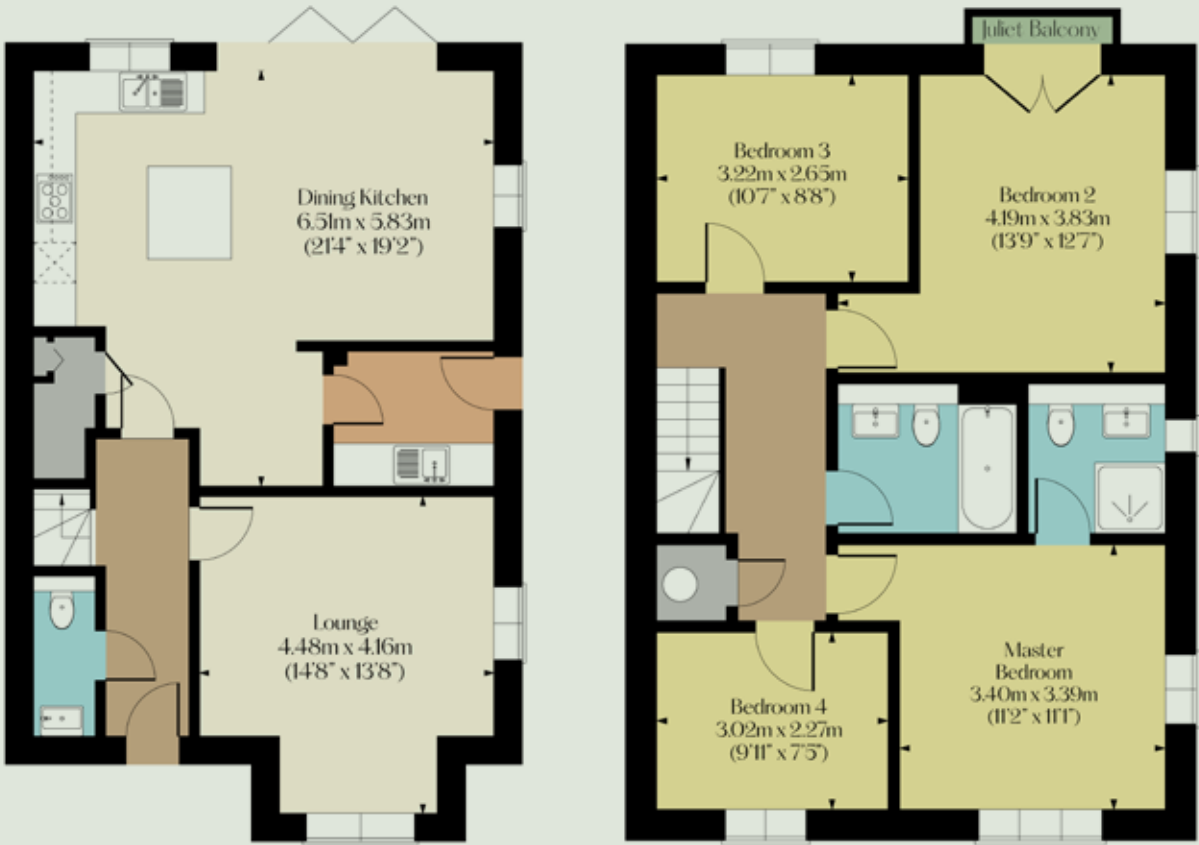
MASTER EN-SUITE SHOWER ROOM



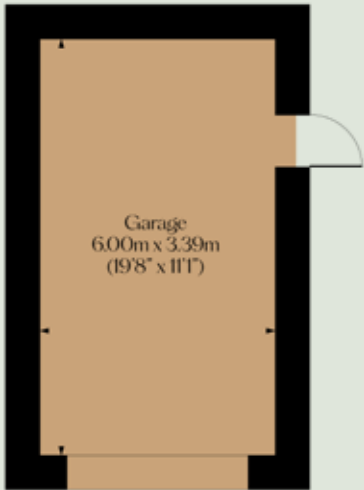
FAMILY BATHROOM



# FLOOR PLANS



**The Padley House No.1**  
 Ground Floor: 685 SQ.FT. (63.6 SQ.M.)  
 First Floor: 659 SQ.FT. (61.2 SQ.M.)  
 Garage: 219 SQ.FT. (20.3 SQ.M.)  
 Total Approx Floor Area: 1344 SQ.FT. (124.8 SQ.M.)



**The Padley House No.6**  
 Ground Floor: 685 SQ.FT. (63.6 SQ.M.)  
 First Floor: 659 SQ.FT. (61.2 SQ.M.)  
 Garage: 219 SQ.FT. (20.3 SQ.M.)  
 Total Approx Floor Area: 1344 SQ.FT. (124.8 SQ.M.)



# THE WOLFSCOTE

Situated within a sizeable plot, The Wolfscote boasts over 1600 sq.ft of accommodation and is the only one of its kind on the development. With four well-proportioned bedrooms, three bathrooms and a stunning open plan living kitchen, this home has been consciously designed to meet the requirements of 21st century living.

The feeling of space and lightness is reflected as soon as you step through the door of the living kitchen, an airy room with a versatile layout. A designer kitchen includes plenty of work surface space, a wide range of Neff integrated appliances and bi-folding doors to the rear garden. A superb reception room is offered by the lounge, and a useful utility room adds great functionality to the home. A large landing connects to the four bedrooms and family bathroom on the first floor, which are all of a generous size, and two have the benefit of en-suite shower rooms.

The Wolfscote has a driveway for two vehicles and a detached single garage with an EV charger. The rear garden is enclosed, with a newly laid lawn and a paved patio area.



House No. 9







LIVING KITCHEN



LOUNGE



LIVING KITCHEN



UTILITY ROOM





MASTER BEDROOM



BEDROOM 2



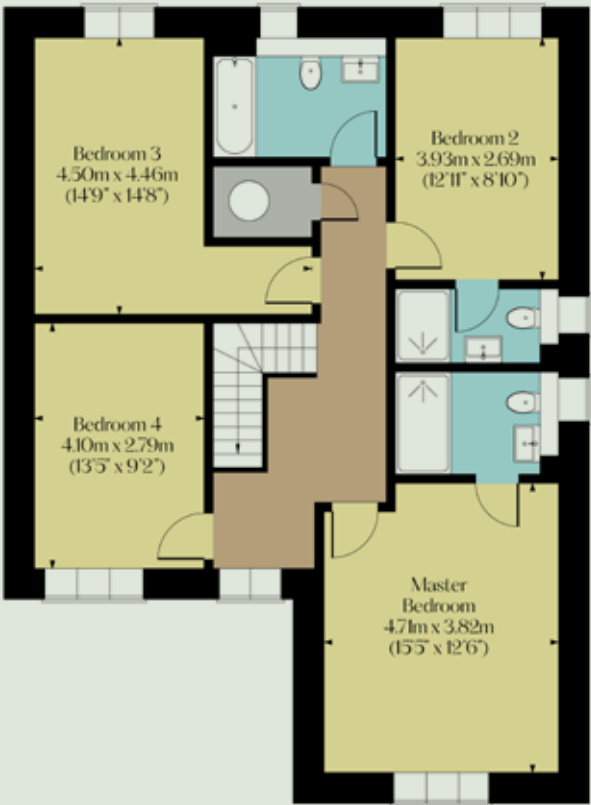
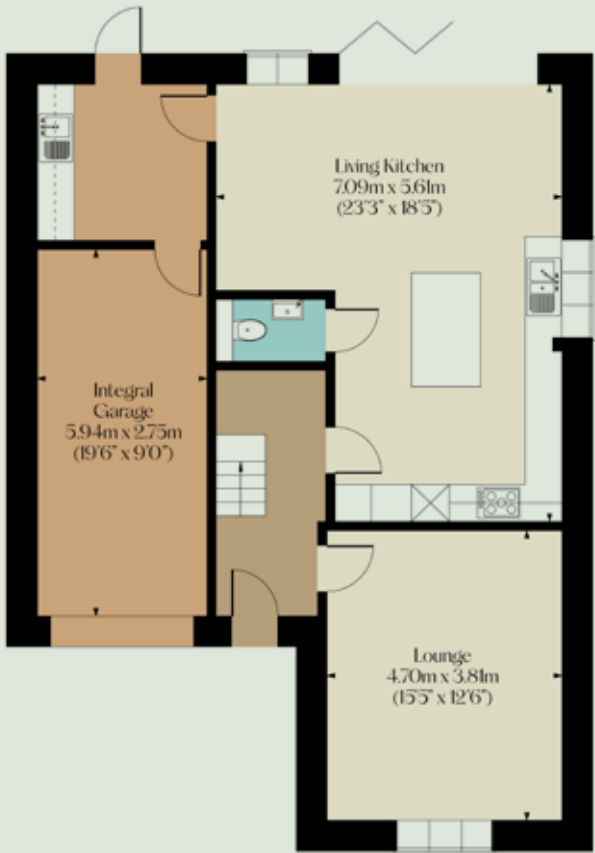
MASTER EN-SUITE SHOWER ROOM



FAMILY BATHROOM



# FLOOR PLANS



**The Wolfscote House No.9**  
 Ground Floor: 735 SQ.FT. (68.3 SQ.M.)  
 First Floor: 926 SQ.FT. (86.0 SQ.M.)  
 Garage: 175 SQ.FT. (16.3 SQ.M.)  
 Total Approx Floor Area: 1661 SQ.FT. (154.3 SQ.M.)





# THE MANIFOLD

The Manifold is an individually designed, detached residence that is the only house type of its kind on the development. Spanning approximately 1271 square feet, this four bedroomed home beautifully accommodates family lifestyles, featuring open plan living and three luxury bathrooms.

A fabulous lounge presents a great spot for relaxing, whilst the living kitchen incorporates a stylish, fully integrated kitchen by Designer Kitchen Direct with Neff appliances. The utility room provides space for a washing machine and a tumble dryer, and connects to an integral garage. Two bedroom suites and a further two bedrooms allow plenty of room to grow, as well as a family bathroom with a Porcelanosa suite and tiling.

To the front of the property is a block paved driveway that allows parking for two vehicles, in addition to an integral single garage. To the rear is a good-sized, enclosed garden.



House No. 7







LIVING KITCHEN



LOUNGE



LIVING KITCHEN



LIVING KITCHEN





MASTER BEDROOM



BEDROOM 3



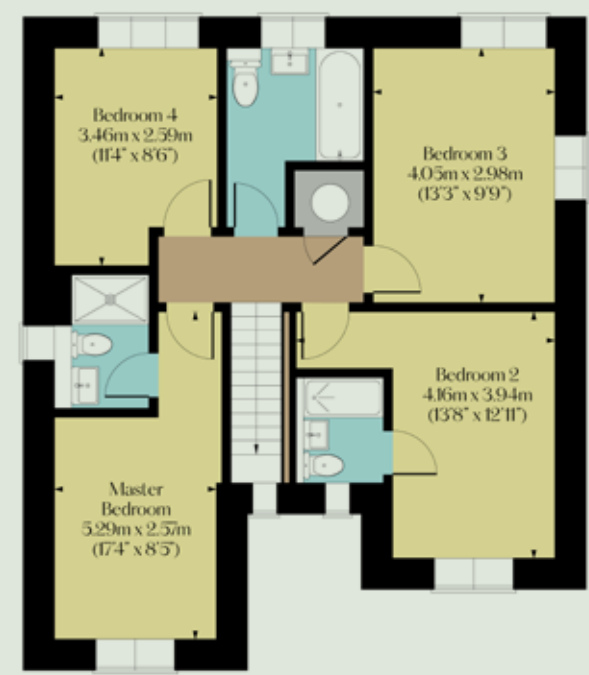
MASTER EN-SUITE SHOWER ROOM



BEDROOM 4



# FLOOR PLANS



The Manifold House No.7  
Ground Floor: 577 SQ.FT. (53.6 SQ.M.)  
First Floor: 694 SQ.FT. (64.5 SQ.M.)  
Garage: 144 SQ.FT. (13.4 SQ.M.)  
Total Approx Floor Area: 1271 SQ.FT. (118.1 SQ.M.)





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*Sales Enquiries:*



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