



# OLIVE GROVE

CHADDESSEN | DERBY



A COLLECTION OF TWO, THREE AND FOUR BEDROOM HOMES

All enquiries: NA Homes  
Telephone: 07970 600 000  
Email: [sales@1na.co.uk](mailto:sales@1na.co.uk)

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BESPOKE DEVELOPMENTS

## WELCOME TO OLIVE GROVE



Olive Grove is an exclusive development of prestigious two, three and four bedroom homes situated in a private setting at the end of Olive Grove, Chaddesden.

Traditionally designed and built to the highest standards, these superb dwellings are classically styled outside and excellently appointed inside. They offer the best of modern living with contemporary yet timeless interiors and a superb specification providing exemplary convenience and comfort.

Perfectly placed, Olive Grove is close to all the amenities and facilities provided by the suburb of Chaddesden including supermarkets, pubs, vets and healthcare. The area is also supported by several primary schools and a secondary school and a college. Chaddesden Park is close by with children's play facilities, football and cricket. There is also easy access to Pride Park which includes the Wyvern Retail Park, health and fitness facilities and is the home of Derby County Football Club at Pride Park Stadium. Derby city centre with its many retail outlets and a variety of pubs and restaurants is only 3 miles away by bus or car. Transport links include the A52 to Nottingham leading to J25 of the M1 and Derby city centre gives access to the A38 providing links to Burton on Trent to the south and Derbyshire Peak District to the north. Derby Train station provides good access to Nottingham, other cross country towns and cities and a direct line into London. When it's time to fly, East Midlands Airport, with its range of mainland Europe and worldwide destinations, is only a short car or bus trip away.

Whether just setting out on your journey, building your career or raising a family, you will discover a wonderful lifestyle here.



## SPECIFICATION

### KEY FEATURES

- Gas central heating with thermostatically controlled radiators
- Double glazed Pilkington SN or similar UPVC windows
- TV/IT and telephone points and lighting
- Feature floors (where applicable)
- Emulsion paint finish to walls and ceilings throughout
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Internal doors with brushed steel door furniture
- Smoke detectors
- 10 year ICW Insurance Services Ltd Warranty

### KITCHENS

- Kitchen door choice (subject to time of reservation)
- Feature worktops with upstands
- Induction hob, integrated electric oven and extractor hood
- Designer sink with monobloc modern mixer taps
- Plumbing for washer/dryer  
(optional extra of an integrated washing machine)

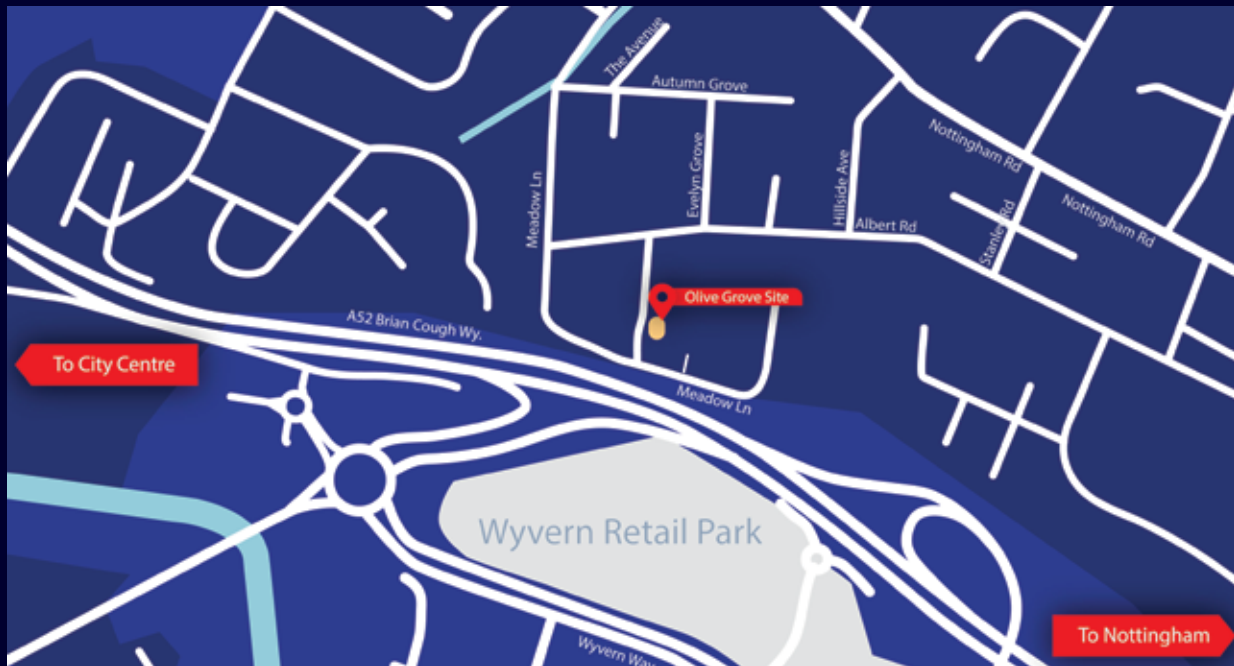
### BATHROOMS/ENSUITES

- Full contemporary white bathroom suite with chrome fittings
- Chrome heated towel rail

### EXTERNAL FINISHES

- Paved patio area to rear garden
- Lighting to front and rear of properties and power to rear
- Outside tap
- Solar panels
- Car chargers





## LOCATION: OLIVE GROVE, CHADDESSEN, DERBY, DE21 6SR

Perfectly placed, Chaddesden is within easy commuting distance of Derby city centre only 3 miles away and Nottingham 13 miles away. Within the local vicinity, Chaddesden offers supermarkets, pubs, vets and healthcare and recreational facilities. The area is also supported by several primary schools and a secondary school and a college.

Getting about by car couldn't be easier with the A52 leading to Junction 25 of the M1 only 6 miles away and Derby city centre giving access to the A38 with links to Burton on Trent to the south and Derbyshire Peak District to the north. When it's more convenient to jump on the bus, there are regular services running through Chaddesden to Derby city centre on bus links to Nottingham. Derby Train Station is only 10 minutes away.

When it's time to fly, East Midlands Airport, with its range of mainland Europe and worldwide destinations, is approximately 13 miles away by car or hop on the Skylink bus service from Derby city centre.

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1NA (Olive Grove) Limited's policy is one of continuous development and improvement. We therefore reserve the right to amend the specification and layout of these properties without prior notice. All dimensions, descriptions, references to conditions for use and occupation and other details are given in good faith and are believed to be correct as at the date of publication. Contents do not form part or constitute representation or warranty or any part of the contract. Purchasers must rely on their own enquiries and satisfy themselves by inspection or otherwise to the correctness of each item, sizes and specification may change during construction.



**IMPORTANT NOTICE:** Any estate agents acting on behalf of 1NA (Olive Grove) Limited give notice that, the particulars are produced in good faith and set out as a general guide only and do not constitute or form any part of an offer or contract. No person within the estate agents has any authority to make or give representation or warranty on any property.

**Money Laundering** – Under the protections against Money Laundering and the proceeds of crime act 2002, the developer's 1NA (Olive Grove) Ltd, require successful purchasers proceeding with a purchase to provide two forms of identification ie. passport, photocard driving licence and recent utility bill to the selling agents. This evidence will be required prior to instructing solicitors in the purchase or the sale of a property.

4 BEDROOM DETACHED HOUSE

# PLOT 1

# OLIVE GROVE

CHADDESSEN | DERBY



## GROUND FLOOR

Living	4.54m x 3.50m
Kitchen/Dining	4.54m x 3.04m (max)



## FIRST FLOOR

Bedroom 1	3.50m (max) x 3.24m (max)
Bedroom 2	3.50m (max) x 2.82m (max)
Bedroom 3	3.25m (max) x 2.55m (max)
Bedroom 4	3.05m (max) x 2.55m (max)

**TOTAL** 102.44m<sup>2</sup>

Illustrations for identification purposes only,  
measurements are approximate, not to scale.



## PLOT 1 OLIVE GROVE | SPECIFICATION

### KITCHEN / DINING

- Professionally designed kitchen
- Quartz worktops and upstands with undermounted sink, drainer grooves and monoblock tap
- Induction hob, oven and extraction unit
- Integrated microwave and fridge freezer
- Integrated washing machine and dishwasher
- Porcelanosa floor tiles

### BATHROOMS / ENSUITES

- White sanitary ware
- Chrome monoblock taps
- Chrome thermostatic shower
- Chrome heated towel rail
- Shaver points
- Choice of Porcelanosa wall and floor tiles

### ELECTRICAL

- TV/IT and telephone points Lounge/Dining and Bedrooms
- Smoke detectors to Hall and Landing
- Wireless alarm system (available as optional extra)
- 1st fix wiring for TV aerials  
(fully fitted aerial and tuning available as optional extra)

### MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators

### INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal doors with brushed steel door furniture
- Carpet to non-laminate areas
- Wooden flooring (available as optional extra)
- Fitted wardrobe to bedroom 1  
(other bedrooms available as optional extra)

### EXTERIOR FINISHES

- White double glazed Pilkington SN or similar UPVC windows
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Close boarded fencing as per landscape drawing
- Paving slabs to patio areas
- Turfed rear garden
- White Canopy
- Car Chargers
- Solar panels
- Outside tap and electrical socket
- Garage



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2 BEDROOM DETACHED HOUSE

# — PLOT 2 — OLIVE GROVE

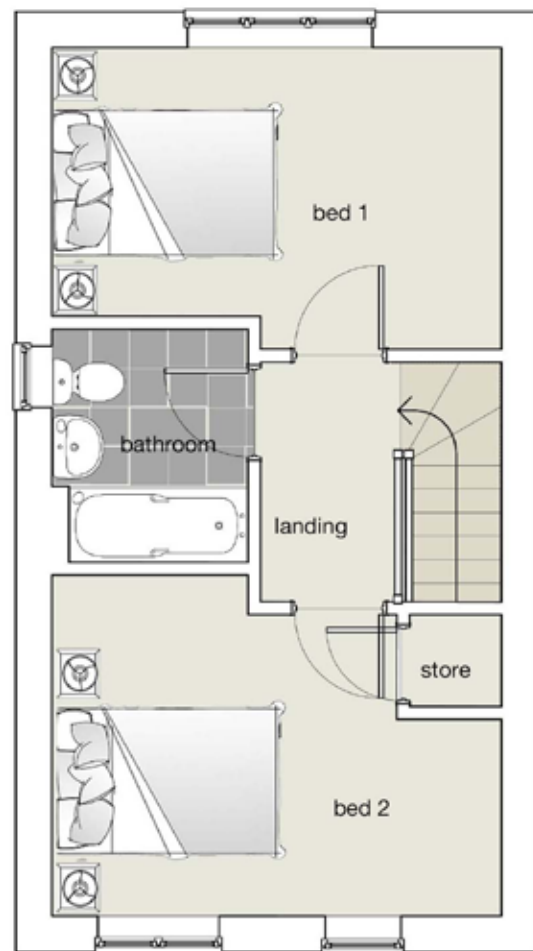
CHADDESSEN | DERBY



## GROUND FLOOR

Living	4.37m x 2.89m
Kitchen/Dining	5.37m x 3.40m (max)

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## FIRST FLOOR

Bedroom 1	4.37m x 2.90m (max)
Bedroom 2	4.37m (max) x 3.50m (max)

**TOTAL** 72.20m<sup>2</sup>





## PLOT 2 OLIVE GROVE | SPECIFICATION

### KITCHEN / DINING

- Professionally designed kitchen with choice of door style (subject to time of reservation)
- Feature worktops and upstands with designer sink and monoblock taps
- Induction hob, oven and extraction unit
- Integrated microwave (available as optional extra)
- Integrated fridge freezer (available as optional extra)
- Plumbing for dishwasher (appliance available as optional extra)
- Plumbing for washer/dryer (integrated washer available as optional extra)
- Choice of flooring

### BATHROOMS / ENSUITES

- White sanitary ware
- Chrome monoblock taps
- Chrome thermostatic shower
- Chrome heated towel rail
- Shaver points
- Choice of Porcelanosa ceramic wall tiles
- Choice of flooring

### ELECTRICAL

- TV/IT and telephone points Lounge/Dining and Bedrooms
- Smoke detectors to Hall and Landing
- Wireless alarm system (available as optional extra)
- 1st fix wiring for TV aerials (fully fitted aerial and tuning available as optional extra)

### MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators

### INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal doors with brushed steel door furniture
- Carpet to non-laminate areas
- Wooden flooring (available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)

### EXTERIOR FINISHES

- White double glazed Pilkington SN or similar UPVC windows
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Close boarded fencing as per landscape drawing
- Paving slabs to patio areas
- Seeded rear garden
- White Canopy
- Car Chargers
- Solar panels
- Outside tap and electrical socket



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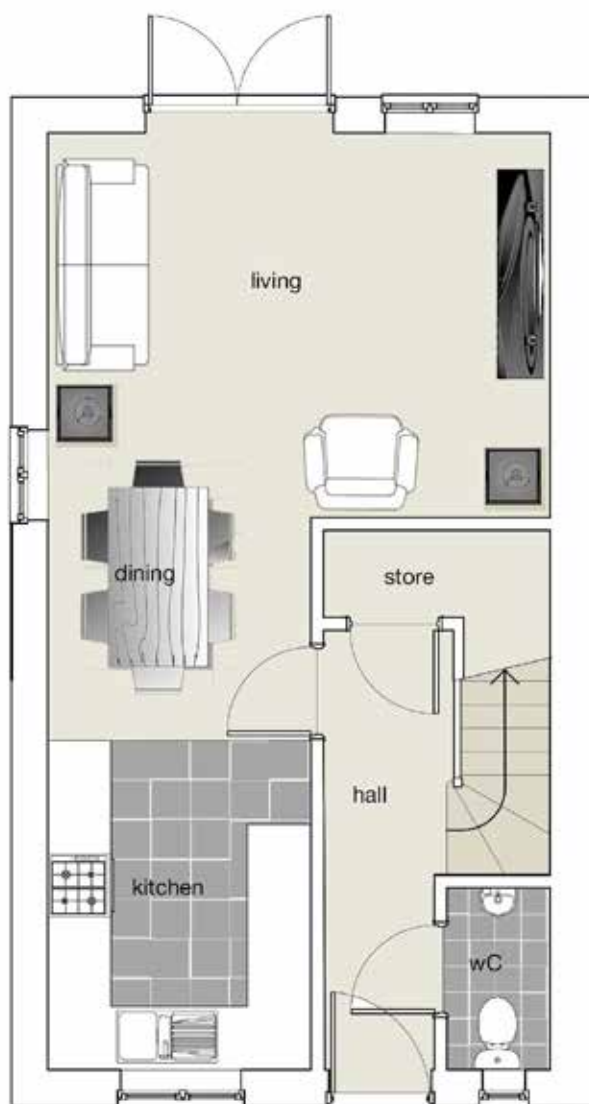


3 BEDROOM SEMI-DETACHED HOUSE

## — PLOTS 3-6 —

# OLIVE GROVE

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### GROUND FLOOR

Living	4.79m x 3.76m
Kitchen/Dining	5.20m x 2.52m (max)

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### FIRST FLOOR

Bedroom 1	4.24m x 2.65m
Bedroom 2	3.05m x 2.65m
Bedroom 3	2.85m x 2.05m

**TOTAL** 85.86m<sup>2</sup>



## PLOTS 3-6 OLIVE GROVE | SPECIFICATION

### KITCHEN / DINING

- Professionally designed kitchen with choice of door style (subject to time of reservation)
- Feature worktops and upstands with designer sink and monoblock taps
- Induction hob, oven and extraction unit
- Integrated microwave (available as optional extra)
- Integrated fridge freezer (available as optional extra)
- Plumbing for dishwasher (appliance available as optional extra)
- Plumbing for washer/dryer (integrated washer available as optional extra)
- Choice of flooring

### BATHROOMS / ENSUITES

- White sanitary ware
- Chrome monoblock taps
- Chrome thermostatic shower
- Chrome heated towel rail
- Shaver points
- Choice of Porcelanosa ceramic wall tiles
- Choice of flooring

### ELECTRICAL

- TV/IT and telephone points Lounge/Dining and Bedrooms
- Smoke detectors to Hall and Landing
- Wireless alarm system (available as optional extra)
- 1st fix wiring for TV aerials (fully fitted aerial and tuning available as optional extra)

### MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators

### INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal doors with brushed steel door furniture
- Carpet to non-laminate areas
- Wooden flooring (available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)

### EXTERIOR FINISHES

- White double glazed Pilkington SN or similar UPVC windows
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Close boarded fencing as per landscape drawing
- Paving slabs to patio areas
- Seeded rear gardens
- White Canopies
- Car Chargers
- Solar panels
- Outside tap and electrical socket
- Garage



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4 BEDROOM DETACHED HOUSE

# PLOT 7

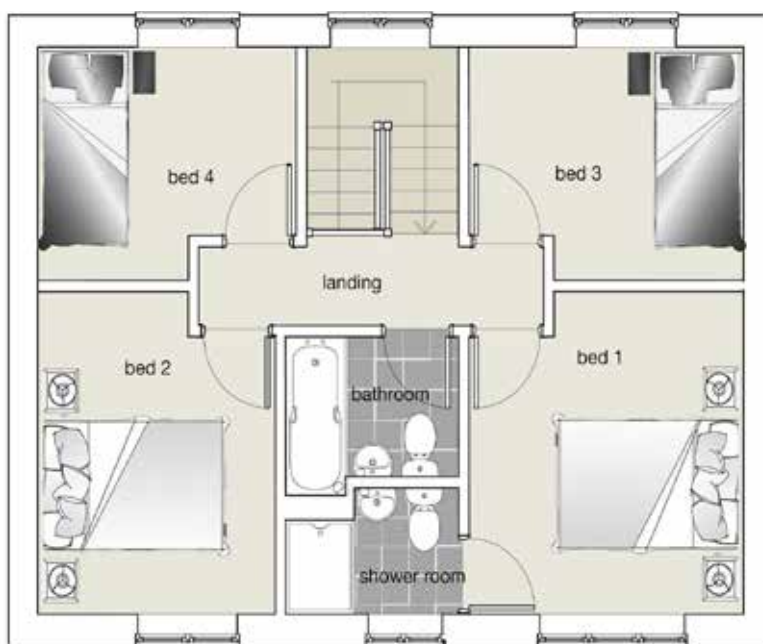
## OLIVE GROVE

CHADDESSEN | DERBY



### GROUND FLOOR

Living	4.54m x 3.50m
Kitchen/Dining	4.54m x 3.04m (max)



### FIRST FLOOR

Bedroom 1	3.50m (max) x 3.24m (max)
Bedroom 2	3.50m (max) x 2.82m (max)
Bedroom 3	3.25m (max) x 2.55m (max)
Bedroom 4	3.05m (max) x 2.55m (max)

**TOTAL** 102.44m<sup>2</sup>

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## PLOT 7 OLIVE GROVE | SPECIFICATION

### KITCHEN / DINING

- Professionally designed kitchen with choice of door style (subject to time of reservation)
- Feature worktops and upstands with designer sink and monoblock taps
- Induction hob, oven and extraction unit
- Integrated microwave (available as optional extra)
- Integrated fridge freezer (available as optional extra)
- Plumbing for dishwasher (appliance available as optional extra)
- Plumbing for washer/dryer (integrated washer available as optional extra)
- Choice of flooring

### BATHROOMS / ENSUITES

- White sanitary ware
- Chrome monoblock taps
- Chrome thermostatic shower
- Chrome heated towel rail
- Shaver points
- Choice of Porcelanosa ceramic wall tiles
- Choice of flooring

### ELECTRICAL

- TV/IT and telephone points Lounge/Dining and Bedrooms
- Smoke detectors to Hall and Landing
- Wireless alarm system (available as optional extra)
- 1st fix wiring for TV aerials (fully fitted aerial and tuning available as optional extra)

### MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators

### INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal doors with brushed steel door furniture
- Carpet to non-laminate areas
- Wooden flooring (available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)

### EXTERIOR FINISHES

- White double glazed Pilkington SN or similar UPVC windows
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Close boarded fencing as per landscape drawing
- Paving slabs to patio areas
- Seeded rear garden
- White Canopy
- Car Chargers
- Solar panels
- Outside tap and electrical socket
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4 BEDROOM DETACHED HOUSE

# — PLOT 8 — OLIVE GROVE

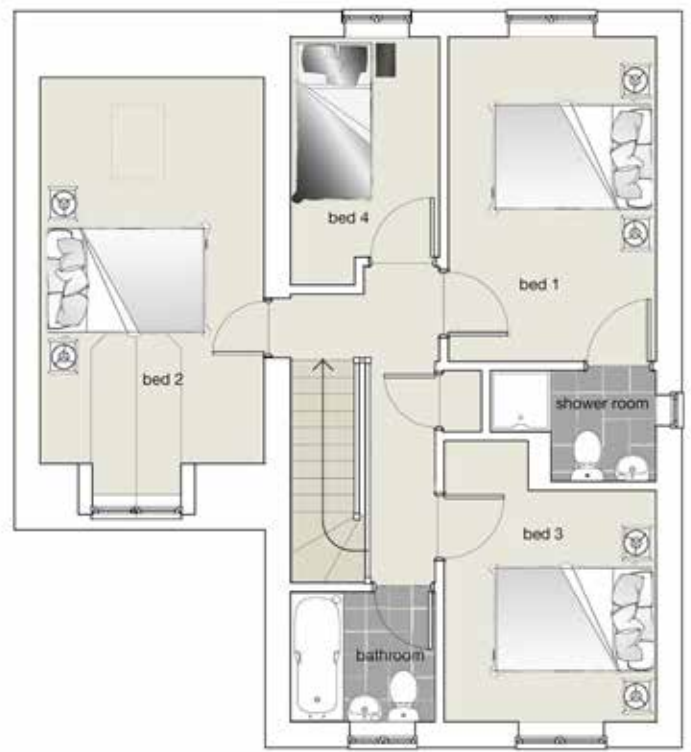
CHADDESSEN | DERBY



## GROUND FLOOR

Living	4.90m x 3.93m
Kitchen/Dining	5.26m x 2.60m

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## FIRST FLOOR

Bedroom 1	4.43m x 2.78m
Bedroom 2	3.13m x 2.88m (@1.5m headroom)
Bedroom 3	3.08m x 2.82m
Bedroom 3	3.04m x 2.00m

**TOTAL** 103.76m<sup>2</sup>





## PLOT 8 OLIVE GROVE | SPECIFICATION

### KITCHEN / DINING

- Professionally designed kitchen with choice of door style (subject to time of reservation)
- Feature worktops and upstands with designer sink and monoblock taps
- Induction hob, oven and extraction unit
- Integrated microwave (available as optional extra)
- Integrated fridge freezer (available as optional extra)
- Plumbing for dishwasher (appliance available as optional extra)
- Plumbing for washer/dryer (integrated washer available as optional extra)
- Choice of flooring

### BATHROOMS / ENSUITES

- White sanitary ware
- Chrome monoblock taps
- Chrome thermostatic shower
- Chrome heated towel rail
- Shaver points
- Choice of Porcelanosa ceramic wall tiles
- Choice of flooring

### ELECTRICAL

- TV/IT and telephone points Lounge/Dining and Bedrooms
- Smoke detectors to Hall and Landing
- Wireless alarm system (available as optional extra)
- 1st fix wiring for TV aerials (fully fitted aerial and tuning available as optional extra)

### MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators

### INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal doors with brushed steel door furniture
- Carpet to non-laminate areas
- Wooden flooring (available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)

### EXTERIOR FINISHES

- White double glazed Pilkington SN or similar UPVC windows
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Close boarded fencing as per landscape drawing
- Paving slabs to patio areas
- Seeded rear garden
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# OLIVE GROVE

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Perfectly positioned Olive Grove seamlessly slots into its surroundings.

Plan not to scale, for illustration purposes only and should not be relied upon as being factually accurate or an exact presentation.



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# OLIVE GROVE

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Getting about by car couldn't be easier with the A52 leading to Junction 25 of the M1 only 6 miles away and Derby city centre giving access to the A38 with links to Burton on Trent to the south and Derbyshire Peak District to the north. When it's more convenient to jump on the bus, there are regular services running through Chaddesden to Derby city centre on bus links to Nottingham. Derby Train Station is only 10 minutes away.

When it's time to fly, East Midlands Airport, with its range of mainland Europe and worldwide destinations, is approximately 13 miles away by car or hop on the Skylink bus service from Derby city centre.

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