



LACE GARDENS

DERBY ROAD | DRAYCOTT | DERBYSHIRE

A BESPOKE DEVELOPMENT OF FIVE NEW HOMES



ALL ENQUIRIES: Ashley Adams, Melbourne

01332 865568 | melbourneinfo@ashleyadams.co.uk



WELCOME TO LACE GARDENS



Lace Gardens is an exclusive development of five prestigious four and five bedroom; substantial detached family homes, situated in a peaceful private gated community set back off Derby Road in the desirable village of Draycott and nestled in the Derbyshire countryside.

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

Draycott itself is a highly desirable and convenient residential location having easy access to M1, A52, A38, East Midlands Airport and Long Eaton train station providing direct services to Nottingham, Derby, Birmingham, and London. The village has a variety of shops and public houses, a well-regarded Primary and Infant school, feeding into Wilsthorpe and Friesland Secondary Schools in nearby Long Eaton. Also, the well-reputed Trent College independent day and boarding school. The village also has an excellent bus route service to Nottingham, Derby, and Long Eaton, where a wider variety of amenities can be found.

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



SPECIFICATION

KEY FEATURES

- Energy efficient gas central heating throughout with thermostatically controlled radiators
- Underfloor heating to ground floor
- Double glazed BS Standard UPVC flush casement windows
- Aluminium Bifold doors/UPVC French doors as appropriate
- TV, telephone points and lighting
- Feature floors
- Emulsion paint finish to walls and ceilings throughout
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Internal timber doors with brushed steel door furniture
- Smoke detectors
- 10 year ICW Warranty
- Private gated community

KITCHEN/UTILITY

- Professionally designed kitchen/utility door choice (subject to time of reservation)
- Feature worktops and upstands with undermounted sink with monoblock taps
- Induction hob, with chimney extraction unit
- Integrated single oven, dishwasher and fridge freezer
- Integrated microwave and wine cooler (available as optional extra)
- Plumbing for washer/dryer (optional extra of an integrated washing machine and/or dryer)
- Feature floor tiles

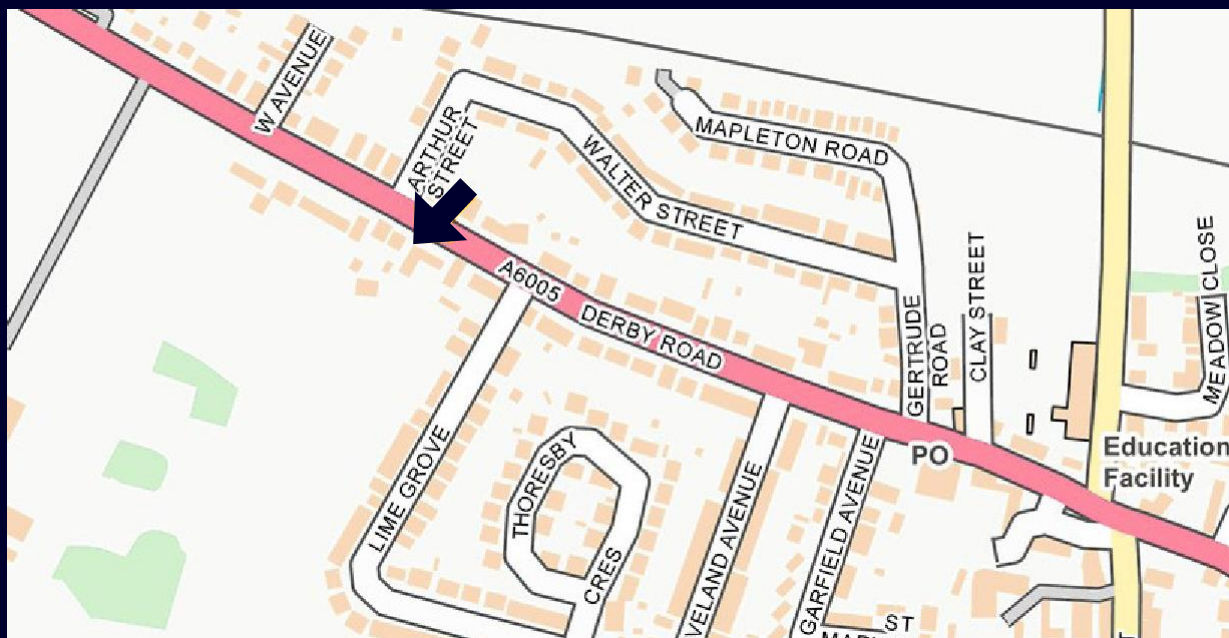
BATHROOMS/ENSUITES

- Full contemporary white bathroom suite with vanity units and chrome fittings
- Chrome dual fuel heated towel rail
- Electric underfloor heating (available as optional extra subject to time of reservation)
- Feature wall and floor tiles

EXTERNAL FINISHES

- Paved patio area to rear garden
- Seeded rear lawns (turfed rear lawns available as optional extra)
- Lighting to front and rear of properties
- Outside tap and electrical socket
- Car charging points
- Remote control garage doors where applicable (available as optional extra)
- Solar panels





LOCATION: DERBY ROAD, DRAYCOTT, DERBYSHIRE, DE72 3NX

Perfectly placed, Draycott is within easy commuting distance of Derby City Centre (6 miles) and Nottingham City Centre (11 miles), both of which, together with the nearby town of Long Eaton (3.5 miles) offer a wide range of shops, leisure, and dining facilities. The village has a variety of shops and public houses, a well-regarded Primary and Infant school, feeding into Wilsthorpe and Friesland Secondary Schools in nearby Long Eaton. Also, the well-reputed Trent College independent day and boarding school.

Draycott has a history stretching back over 1500 years, evolving from a small settlement to a village with industrial roots. The Victoria Mill, a prominent feature of Draycott, was built in 1888 for cotton spinning and later converted into apartments after its closure in 1970. The lace industry was once a major part of Draycott's economy. Draycott continues to be a rural village, with some of its historic buildings and streets reflecting its past.

Travel links from the village could not be easier, with the nearby A52 giving access to J25 of the M1 only 15 minutes' drive away. When it's more convenient to jump on the bus, there are regular bus services running through the village to Derby Nottingham city centres. The nearest train station is at Long Eaton, with onwards travel to East Midlands Parkway and Derby both offering direct lines into London. When it's time to fly, East Midlands Airport, with its range of mainland Europe and worldwide destinations, is approximately 9 miles away by car.

ALL ENQUIRIES: Ashley Adams, Melbourne
01332 86568 | melbourneinfo@ashleyadams.co.uk



IMPORTANT NOTICE: : Any Estate Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within the Estate Agents have 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, any Estate Agent and the developer's 1NA (Draycott) Limited, require successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport, photocard driving licence and recent utility bill. This evidence will be required prior to the Estate Agent or Developer instructing solicitors in the purchase or the sale of a property.

1NA (Draycott) 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.





LACE GARDENS

DERBY ROAD | DRAYCOTT | DERBYSHIRE

Perfectly positioned in a private cul-de-sac setting, Lace Gardens seamlessly slots into its surroundings.



ALL ENQUIRIES: Ashley Adams, Melbourne

01332 865568 | melbourneinfo@ashleyadams.co.uk





LACE GARDENS

DERBY ROAD | DRAYCOTT | DERBYSHIRE

A BESPOKE DEVELOPMENT OF FIVE NEW HOMES



Perfectly placed, Draycott is within easy commuting distance of Derby City Centre (6 miles) and Nottingham City Centre (11 miles), both of which, together with the nearby town of Long Eaton (3.5 miles) offer a wide range of shops, leisure, and dining facilities. The village has a variety of shops and public houses, a well-regarded Primary and Infant school, feeding into Wilsthorpe and Friesland Secondary Schools in nearby Long Eaton. Also, the well-reputed Trent College independent day and boarding school.

Draycott has a history stretching back over 1500 years, evolving from a small settlement to a village with industrial roots. The Victoria Mill, a prominent feature of Draycott, was built in 1888 for cotton spinning and later converted into apartments after its closure in 1970. The lace industry was once a major part of Draycott's economy. Draycott continues to be a rural village, with some of its historic buildings and streets reflecting its past.

Travel links from the village could not be easier, with the nearby A52 giving access to J25 of the M1 only 15 minutes' drive away. When it's more convenient to jump on the bus, there are regular bus services running through the village to Derby Nottingham city centres. The nearest train station is at Long Eaton, with onwards travel to East Midlands Parkway and Derby both offering direct lines into London. When it's time to fly, East Midlands Airport, with its range of mainland Europe and worldwide destinations, is approximately 9 miles away by car.

ALL ENQUIRIES: Ashley Adams, Melbourne

01332 865568 | melbourneinfo@ashleyadams.co.uk

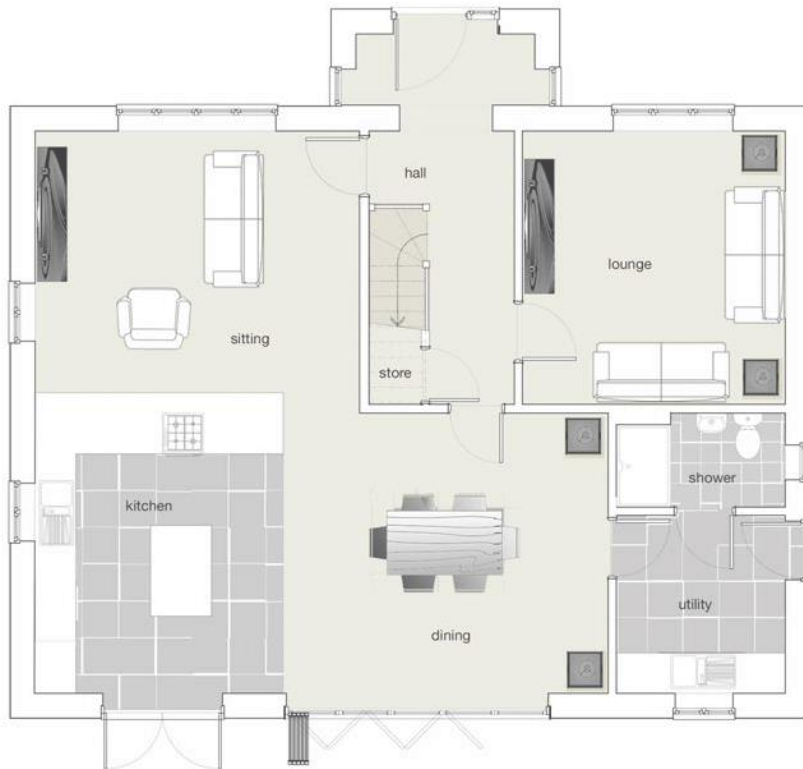


5 BEDROOMS

PLOT 1

LACE GARDENS

DERBY ROAD | DRAYCOTT | DERBYSHIRE



GROUND FLOOR

Lounge	4.04m x 3.88m
Kitchen	4.40m x 3.65m
Dining	4.76m x 4.12m
Sitting	4.77m x 3.84m
Total	95.48m ²

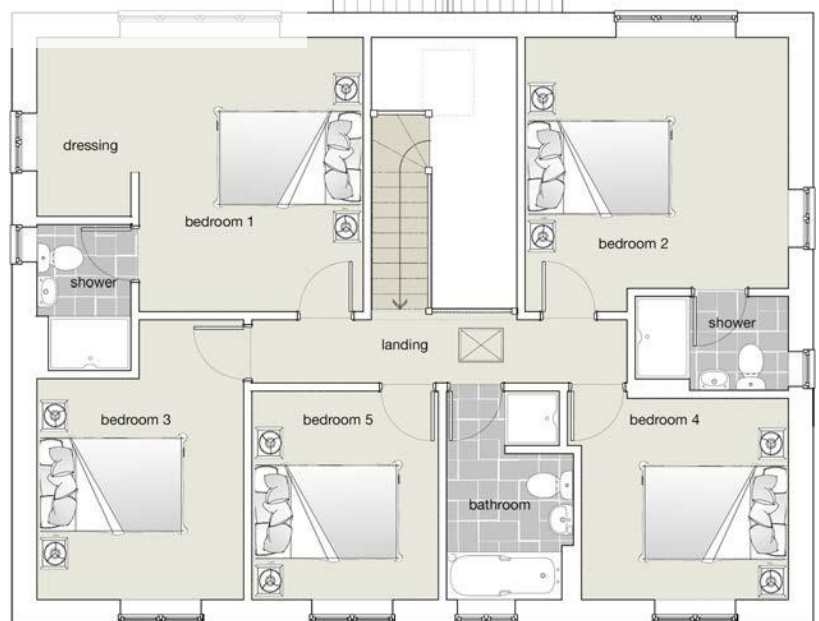
FIRST FLOOR

Bedroom 1	4.77m x 4.04m
Bedroom 2	3.88m x 3.70m
Bedroom 3	3.26m (max) x 3.05m
Bedroom 4	2.97m x 3.04m
Bedroom 5	3.07m x 2.75m

Total 91.19m²

TOTAL 186.67m²

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





— PLOT 1 —

LACE GARDENS

SPECIFICATION

KITCHEN/UTILITY

- Professionally designed kitchen/utility with choice of door style (subject to time of reservation)
- Quartz worktops and upstands with undermounted sink and monoblock taps
- Induction hob with chimney extraction unit
- Integrated single oven, dishwasher and fridge freezer
- Integrated microwave and wine cooler
- Integrated washing machine to utility
- Porcelanosa floor tiles

BATHROOMS/ENSUITES

- Designer sanitary ware with vanity units
- Chrome monoblock taps
- Chrome thermostatic showers
- Chrome dual fuel heated towel rails
- Shaver points
- Porcelanosa wall tiles
- Porcelanosa floor tiles
- Electric underfloor heating to bathrooms/ensuites

ELECTRICAL

- Down lighters to specified rooms
- TV and telephone points
- Smoke detectors
- Fully fitted alarm system (available as optional extra)
- Car charging points
- Solar panels

MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators
- Underfloor heating to ground floor

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal timber doors with brushed steel door furniture
- Carpet to non-tiled areas
- Wood flooring to hallway
- Oak/glass stairs
- Fitted wardrobes to bedrooms

EXTERIOR FINISHES

- Double glazed BS Standard UPVC flush casement windows
- Aluminium Bifold/French doors as appropriate
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Carport
- Paving slabs to patio areas
- Turfed rear gardens
- Outside tap and electrical socket
- Close board fencing to boundaries



ALL ENQUIRIES: Ashley Adams, Melbourne

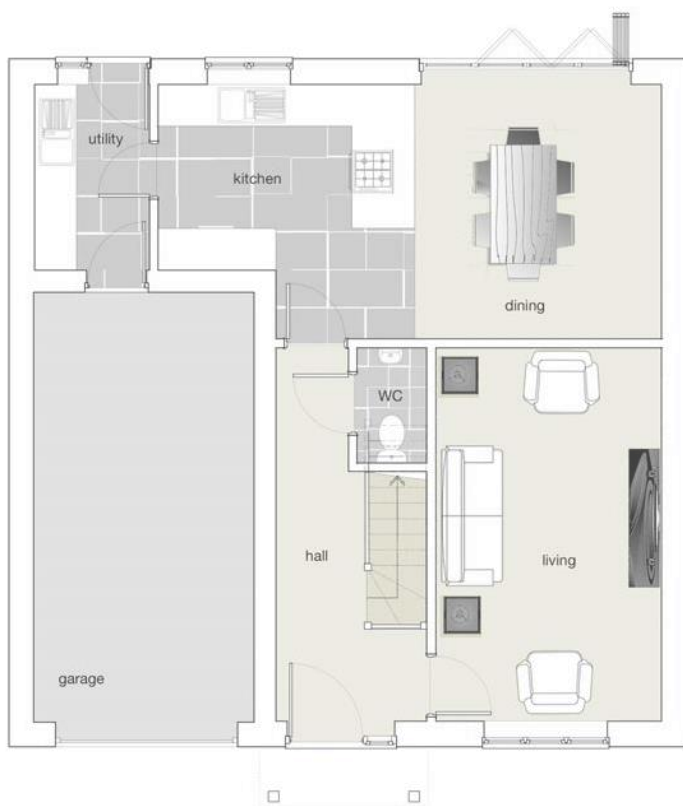
01332 865568 | melbourneinfo@ashleyadams.co.uk


ashley
adams

4 BEDROOMS

— PLOT 2 — LACE GARDENS

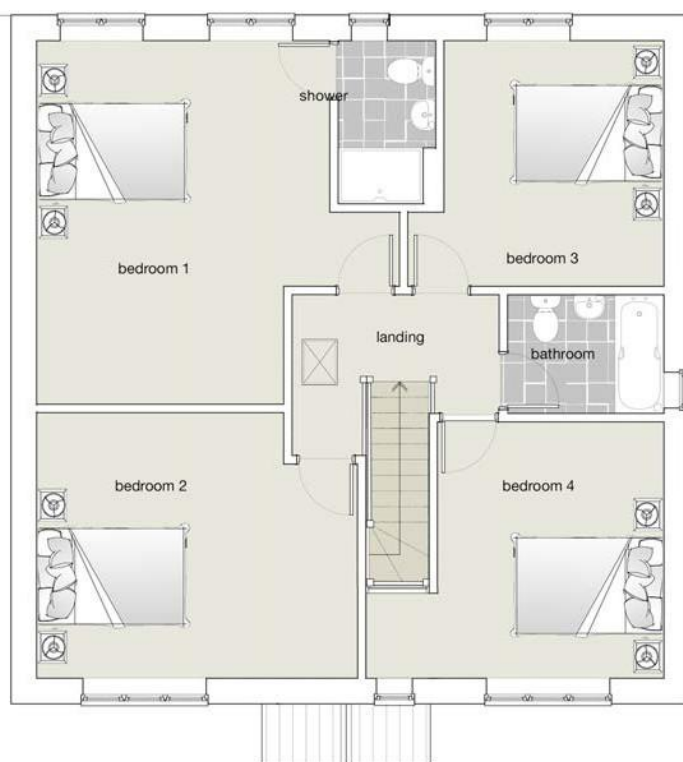
DERBY ROAD | DRAYCOTT | DERBYSHIRE



GROUND FLOOR

Living	5.35m x 3.23m
Kitchen	4.60m (max) x 3.80m
Dining	3.62m x 3.47m
Garage	6.14m x 3.15m

Total	59.32m ²
-------	---------------------



FIRST FLOOR

Bedroom 1	5.20m (max) x 5.17m
Bedroom 2	4.58m x 3.80m
Bedroom 3	3.50m x 3.15m
Bedroom 4	3.67m x 3.24m

Total	81.52m ²
-------	---------------------

TOTAL	140.84m²
--------------	----------------------------

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



— PLOT 2 —

LACE GARDENS

SPECIFICATION

KITCHEN/UTILITY

- Professionally designed kitchen/utility with choice of door style (subject to time of reservation)
- Quartz worktops and upstands with undermounted sink and monoblock taps
- Induction hob with chimney extraction unit
- Integrated single oven, dishwasher and fridge freezer
- Integrated microwave and wine cooler (available as optional extra)
- Plumbing for washer/dryer (integrated washer and/or dryer available as optional extra)
- Choice of Porcelanosa floor tiles

BATHROOMS/ENSUITES

- Designer sanitary ware with vanity units
- Chrome monoblock taps
- Chrome thermostatic showers
- Chrome dual fuel heated towel rails
- Shaver points
- Choice of Porcelanosa wall tiles
- Choice of Porcelanosa floor tiles
- Electric underfloor heating to bathrooms/ensuites (available as optional extra subject to time of reservation)

ELECTRICAL

- Down lighters to specified rooms
- TV and telephone points
- Smoke detectors
- Fully fitted alarm system (available as optional extra)
- Car charging points
- Solar panels

MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators
- Underfloor heating to ground floor

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal timber doors with brushed steel door furniture
- Carpet to non-tiled areas
- Wood flooring (available as optional extra)
- Oak and spindle stairs (Oak/glass stairs available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)

EXTERIOR FINISHES

- Double glazed BS Standard UPVC flush casement windows
- Aluminium Bifold/French doors as appropriate
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Integral garage (Remote control garage doors available as optional extra)
- Paving slabs to patio areas
- Seeded rear lawns (turfed rear gardens available as optional extra)
- Outside tap and electrical socket
- Close board fencing to boundaries



4 BEDROOMS

PLOT 3

LACE GARDENS

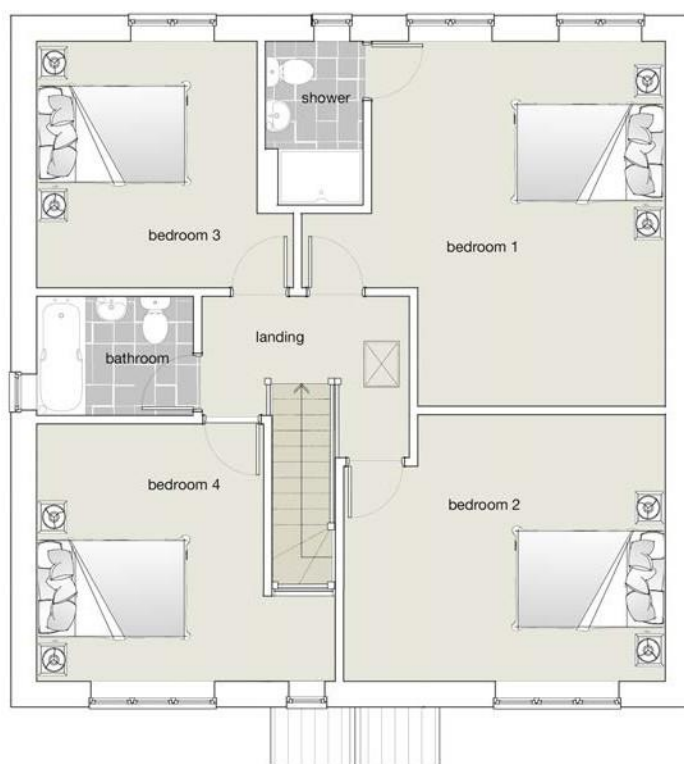
DERBY ROAD | DRAYCOTT | DERBYSHIRE



GROUND FLOOR

Living	5.35m x 3.23m
Kitchen	4.60m (max) x 3.80m
Dining	3.62m x 3.47m
Garage	6.14m x 3.15m

Total	59.32m ²
-------	---------------------



FIRST FLOOR

Bedroom 1	5.20m (max) x 5.17m
Bedroom 2	4.58m x 3.80m
Bedroom 3	3.50m x 3.15m
Bedroom 4	3.67m x 3.24m

Total	81.52m ²
-------	---------------------

TOTAL	140.84m²
--------------	----------------------------

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



— PLOT 3 —

LACE GARDENS

SPECIFICATION

KITCHEN/UTILITY

- Professionally designed kitchen/utility with choice of door style (subject to time of reservation)
- Quartz worktops and upstands with undermounted sink and monoblock taps
- Induction hob with chimney extraction unit
- Integrated single oven, dishwasher and fridge freezer
- Integrated microwave and wine cooler
- Integrated washing machine to utility
- Porcelanosa floor tiles

BATHROOMS/ENSUITES

- Designer sanitary ware with vanity units
- Chrome monoblock taps
- Chrome thermostatic showers
- Chrome dual fuel heated towel rails
- Shaver points
- Porcelanosa wall tiles
- Porcelanosa floor tiles
- Electric underfloor heating to bathrooms/ensuites

ELECTRICAL

- Down lighters to specified rooms
- TV and telephone points
- Smoke detectors
- Fully fitted alarm system (available as optional extra)
- Car charging points
- Solar panels

MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators
- Underfloor heating to ground floor

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal timber doors with brushed steel door furniture
- Carpet to non-tiled areas
- Wood flooring to hallway
- Oak and spindle stairs
- Fitted wardrobes to bedrooms

EXTERIOR FINISHES

- Double glazed BS Standard UPVC flush casement windows
- Aluminium Bifold/French doors as appropriate
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Integral garage (Remote control garage doors available as optional extra)
- Paving slabs to patio areas
- Turfed rear gardens
- Outside tap and electrical socket
- Close board fencing to boundaries



4 BEDROOMS

PLOT 4

LACE GARDENS

DERBY ROAD | DRAYCOTT | DERBYSHIRE



GROUND FLOOR

Living	4.12m x 3.26m
Kitchen	4.17m x 3.32m
Sitting/Dining	5.80m x 4.32m (max)
Study	2.32m x 1.95m

Total	74.11m ²
-------	---------------------

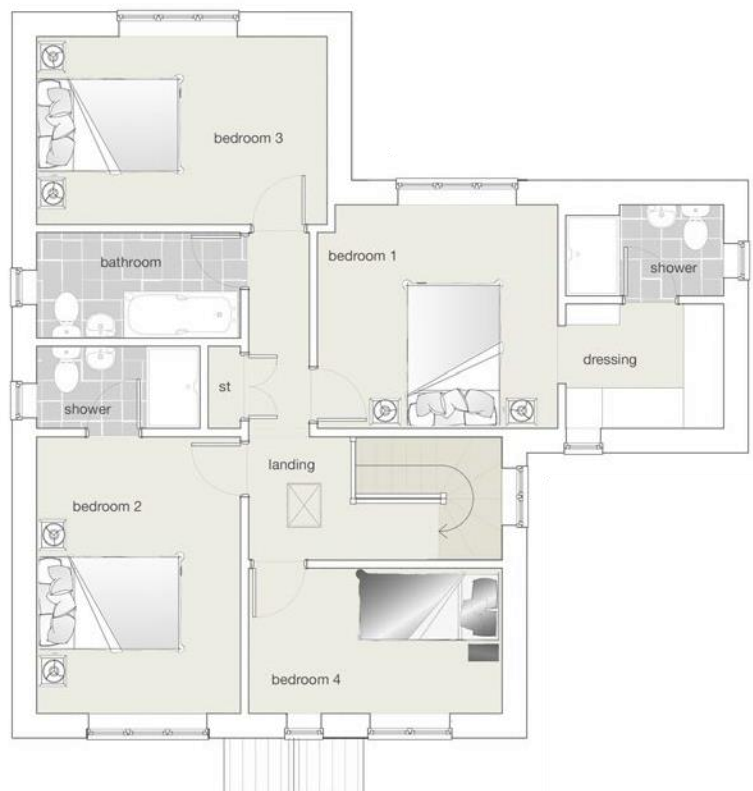
FIRST FLOOR

Bedroom 1	3.60m x 3.32m
Bedroom 2	4.12m x 3.03m
Bedroom 3	4.32m x 2.80m
Bedroom 4	3.75m x 2.17m

Total	74.11m ²
-------	---------------------

TOTAL	148.22m²
--------------	----------------------------

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





— PLOT 4 —

LACE GARDENS

SPECIFICATION

KITCHEN/UTILITY

- Professionally designed kitchen/utility with choice of door style (subject to time of reservation)
- Quartz worktops and upstands with undermounted sink and monoblock taps
- Induction hob with chimney extraction unit
- Integrated single oven, dishwasher and fridge freezer
- Integrated microwave and wine cooler (available as optional extra)
- Plumbing for washer/dryer (integrated washer and/or dryer available as optional extra)
- Choice of Porcelanosa floor tiles

BATHROOMS/ENSUITES

- Designer sanitary ware with vanity units
- Chrome monoblock taps
- Chrome thermostatic showers
- Chrome dual fuel heated towel rails
- Shaver points
- Choice of Porcelanosa wall tiles
- Choice of Porcelanosa floor tiles
- Electric underfloor heating to bathrooms/ensuites (available as optional extra subject to time of reservation)

ELECTRICAL

- Down lighters to specified rooms
- TV and telephone points
- Smoke detectors
- Fully fitted alarm system (available as optional extra)
- Car charging points
- Solar panels

MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators
- Underfloor heating to ground floor

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal timber doors with brushed steel door furniture
- Carpet to non-tiled areas
- Wood flooring (available as optional extra)
- Oak and spindle stairs (Oak/glass stairs available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)

EXTERIOR FINISHES

- Double glazed BS Standard UPVC flush casement windows
- Aluminium Bifold/French doors as appropriate
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Double garage (Remote control garage doors available as optional extra)
- Paving slabs to patio areas
- Seeded rear lawns (turfed rear gardens available as optional extra)
- Outside tap and electrical socket
- Close board fencing to boundaries



5 BEDROOMS

— PLOT 5 — LACE GARDENS

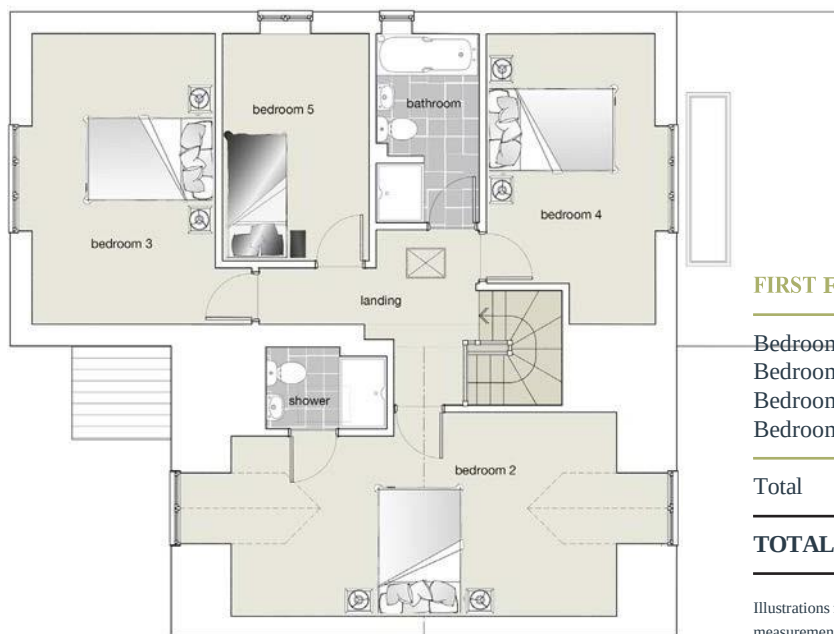
DERBY ROAD | DRAYCOTT | DERBYSHIRE



GROUND FLOOR

Living	4.90m x 3.45m
Kitchen/Dining	6.79m x 4.90m (max)
Bedroom 1	4.90m x 3.80m
Study	2.70m x 1.95m

Total 102.52m²



FIRST FLOOR

Bedroom 2	6.45m x 3.02m (reduced eaves)
Bedroom 3	4.90m x 3.06m
Bedroom 4	4.90m (max) x 2.83m
Bedroom 5	3.82m x 2.48m

Total 83.34m²

TOTAL 185.86m²

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



— PLOT 5 —

LACE GARDENS

SPECIFICATION

KITCHEN/UTILITY

- Professionally designed kitchen/utility with choice of door style (subject to time of reservation)
- Quartz worktops and upstands with undermounted sink and monoblock taps
- Induction hob with chimney extraction unit
- Integrated single oven, dishwasher and fridge freezer
- Integrated microwave and wine cooler (available as optional extra)
- Plumbing for washer/dryer (integrated washer and/or dryer available as optional extra)
- Choice of Porcelanosa floor tiles

BATHROOMS/ENSUITES

- Designer sanitary ware with vanity units
- Chrome monoblock taps
- Chrome thermostatic showers
- Chrome dual fuel heated towel rails
- Shaver points
- Choice of Porcelanosa wall tiles
- Choice of Porcelanosa floor tiles
- Electric underfloor heating to bathrooms/ensuites (available as optional extra subject to time of reservation)

ELECTRICAL

- Down lighters to specified rooms
- TV and telephone points
- Smoke detectors
- Fully fitted alarm system (available as optional extra)
- Car charging points
- Solar panels

MECHANICAL

- Energy efficient gas central heating throughout
- Thermostatically controlled radiators
- Underfloor heating to ground floor

INTERIOR FINISHES

- Emulsion paint finish to walls and ceilings throughout
- Internal timber doors with brushed steel door furniture
- Carpet to non-tiled areas
- Wood flooring (available as optional extra)
- Oak and spindle stairs (Oak/glass stairs available as optional extra)
- Fitted wardrobes to bedrooms (available as optional extra)

EXTERIOR FINISHES

- Double glazed BS Standard UPVC flush casement windows
- Aluminium Bifold/French doors as appropriate
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Double garage (Remote control garage doors available as optional extra)
- Paving slabs to patio areas
- Seeded rear lawns (turfed rear gardens available as optional extra)
- Outside tap and electrical socket
- Close board fencing to boundaries

