



LITTOVER GRANGE

LITTOVER
DERBY



CONSTRUCTION (MIDLANDS) LIMITED

COMFORTABLE LIVING AND CONVENIENT COMMUTING



LITTOVER GRANGE

Burton Road, Littleover,
Derby, DE23 6FL

AN IDEAL LOCATION

Located just three miles to the southwest of Derby City Centre, Littleover Grange is an exclusive development of just six new homes in a choice of two desirable designs.

With direct access to Burton Road, the development is within walking distance of local shops, a Post Office, a Public House, a Pharmacy and a Supermarket.

Normanton Park and Rykneld Park are both nearby. A little further away is Derby Arboretum, famous for being Britain's first public park.

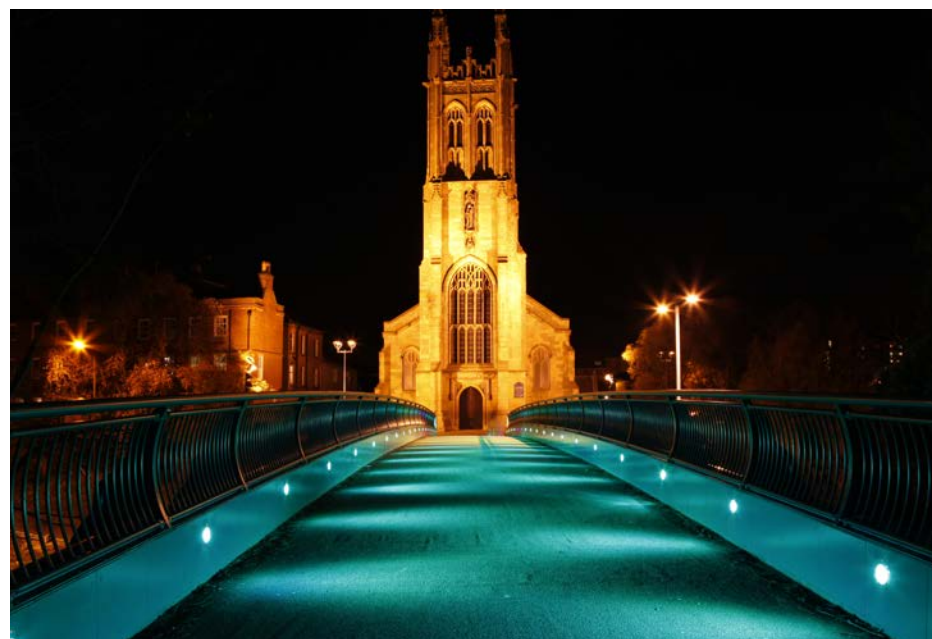
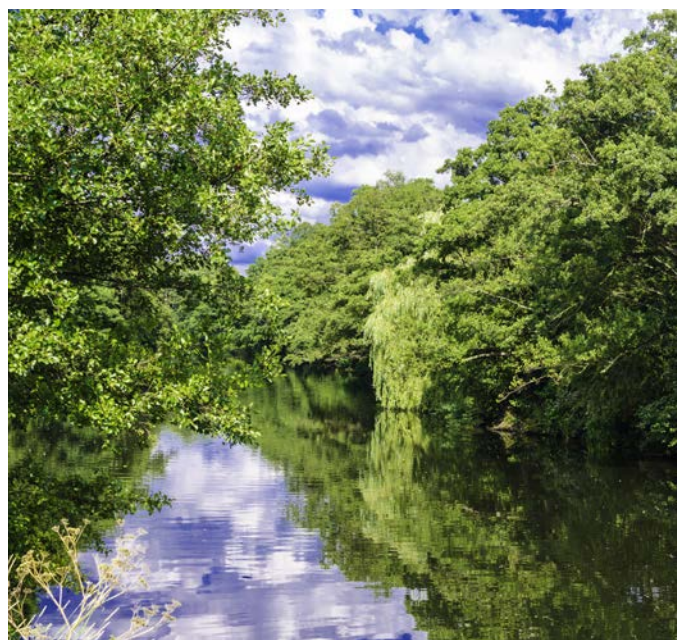
The village of Littleover, which is now a part of Derby, was until recently a thriving independent village that can trace its history right back to Saxon times.

Derby is home to several thriving world class businesses, including Rolls Royce, Alstom and Toyota and the city is fast becoming a hotspot for information technology and digital businesses.

There are a wide range of excellent educational establishments ranging from the Littleover Community School, Derby High School and Derby Grammar School to the University of Derby,

The recently restored 160 year old Grade II-listed Derby Market Hall offers a range of contemporary and traditional market stalls together with a regular events and activities.

The more modern Derbion, which is the largest shopping centre in the East Midlands, is home to over 200 leading brands, including shops, restaurants and entertainment venues.



DEVELOPMENT LAYOUT

Six exciting new homes in a choice of two delightful designs



The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



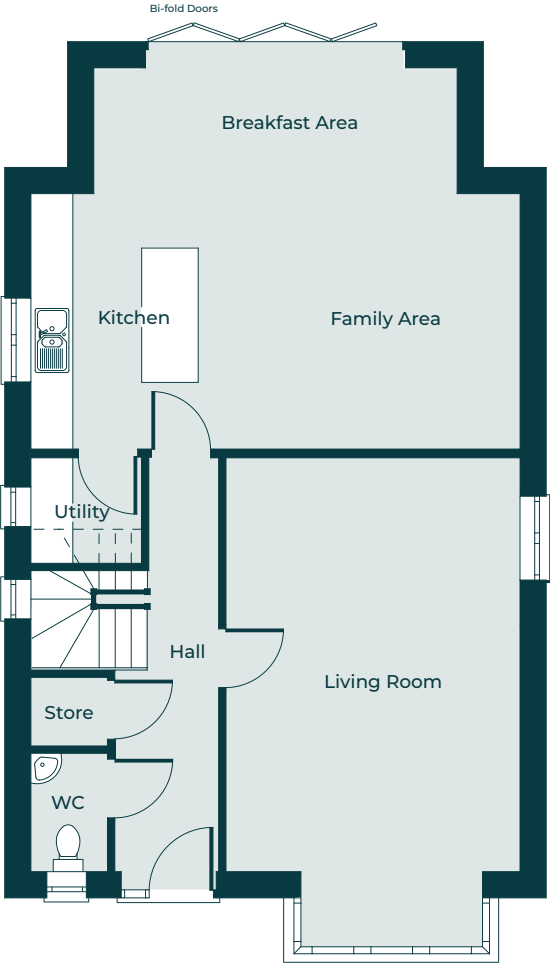
Artist's impression landscaping is indicative

THE ALVASTON

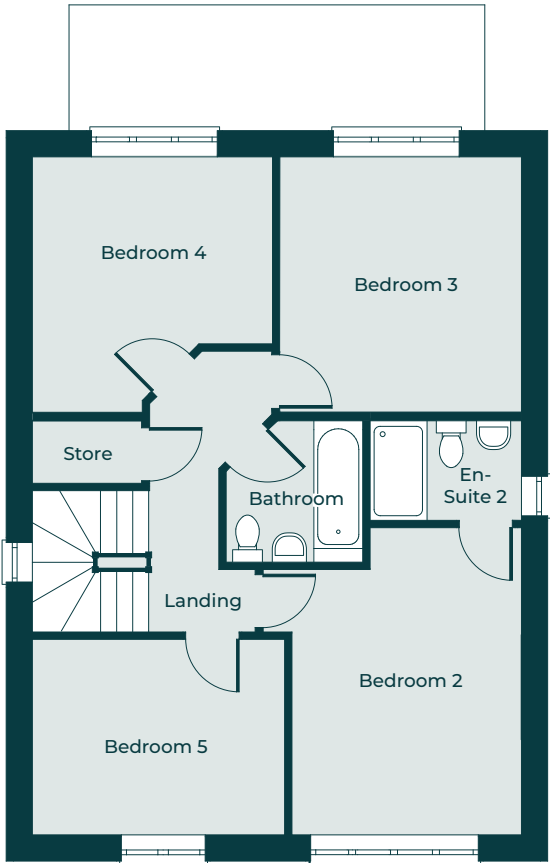
5 BEDROOM HOME

Plots 1 & 2

Off the entrance hall is a fully fitted downstairs cloakroom and a staircase to the upper floors. There is a front facing living room with a walk in bay window and a generously proportioned rear facing kitchen, dining and family room with bi-fold doors opening onto the rear garden. There is also a separate utility room and a useful store room. On the first floor, there is a front facing double bedroom with an en-suite shower room. Three further good sized bedrooms share a fully equipped family bathroom. On the top floor, the master bedroom suite has a separate dressing area and an en-suite shower room.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dimensions		
Living Room	5.92m x 4.20m	19'5" x 13'9"
Kitchen/Family	5.45m x 7.00m	17'10" x 22'11"
Utility Room	1.51m x 1.58m	4'11" x 5'2"
WC	1.69m x 1.09m	5'6" x 3'7"
Bedroom 1	3.85m x 5.23m	12'7" x 17'2"
En-Suite 1	2.10m x 2.66m	6'10" x 8'8"
Dressing Room	2.10m x 4.23m	6'10" x 13'10"
Bedroom 2	4.39m x 3.28m	14'4" x 10'9"
En-Suite 2	1.42m x 2.16m	4'8" x 7'1"
Bedroom 3	3.65m x 3.45m	11'11" x 11'4"
Bedroom 4	3.65m x 3.43m	11'11" x 11'3"
Bedroom 5	2.79m x 3.61m	9'1" x 11'10"
Bathroom	2.02m x 1.95m	6'7" x 6'4"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



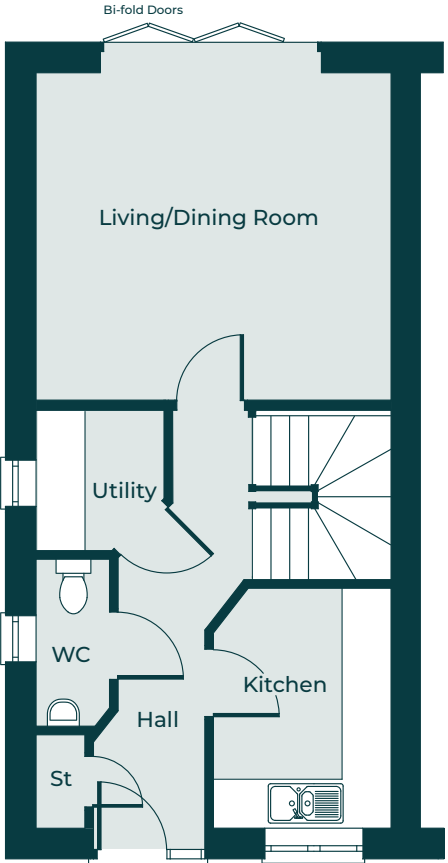
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THE BREADSALL

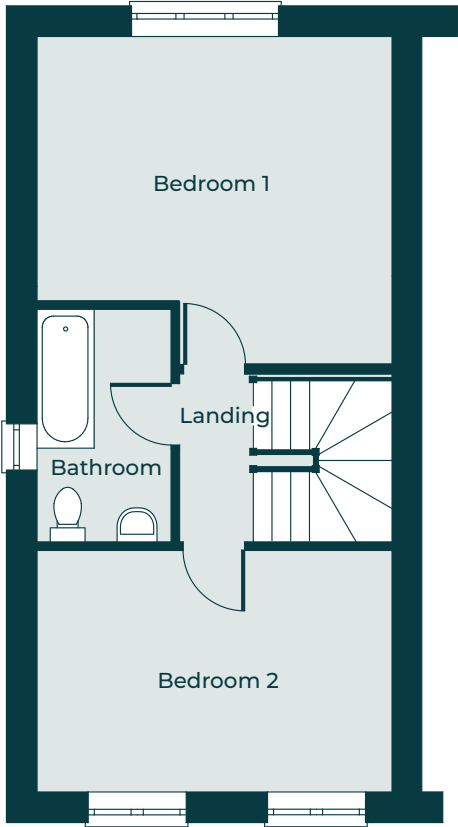
4 BEDROOM HOME

Plots 3, 4, 5 & 6

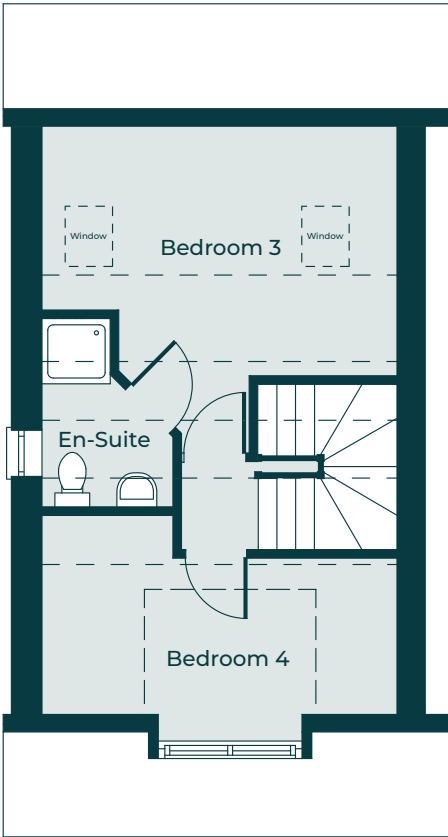
With a well planned layout set over three floors, this four bedroom home provides comfortable and convenient family accommodation. There is a fully fitted kitchen as well as a separate utility room, together with a fully fitted cloakroom and a useful store. The rear facing living / dining room opens onto the rear garden through bi-fold doors. On the first floor, two well proportioned bedrooms share a fully equipped family bathroom. On the top floor are two further bedrooms, one with an en-suite shower room.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dimensions		
Living/Dining Room	4.00m x 4.34m	13'1" x 14'2"
Kitchen	2.93m x 2.18m	9'7" x 7'1"
Utility Room	1.71m x 1.56m	5'7" x 5'1"
WC	2.04m x 0.90m	6'8" x 2'11"
Bedroom 1	2.95m x 4.34m	9'8" x 14'2"
Bedroom 2	2.95m x 4.34m	9'8" x 14'2"
Bedroom 3	4.00m x 4.34m	13'1" x 14'2"
Bedroom 4	2.43m x 4.34m	7'11" x 14'2"
En-Suite	2.30m x 1.60m	7'6" x 5'2"
Bathroom	2.54m x 1.64m	8'4" x 5'4"

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SPECIFICATION

Every home comes with this generous standard specification. Upgrades and optional extras may be available depending on the stage of build when you reserve.

Kitchens

Kitchen with Bosch integrated appliances throughout:

- Single oven
- Dishwasher
- Fridge/freezer (70/30)
- Washer/dryer (where specified)
- Electric hob
- Chimney hood
- Quartz worktops and upstand to kitchen
- Large sink with single lever mixer tap
- Stainless steel sink with mixer tap to utility*

Sanitaryware

- High quality bath with matching bath panel and bath filler
- High quality close coupled toilet with matching soft close toilet seat
- High quality vanity unit with single mixer tap

Bathroom & En-Suite tiling

- High quality tiling to the following areas:
- Half tiled cloakroom
- Fully tiled bathroom
- Fully tiled en-suite (where specified)

Flooring

- LVT Herringbone throughout ground floor
- Carpets to upper floors

Plumbing & Heating

- Gas central heating (plot 1 only)
- Grant air source heat pump (plots 2, 3 4, 5 & 6)
- Unvented hot water cylinder
- Underfloor heating to ground floor with zoned thermostatic controls
- Compact radiators
- Digital heating/hot water programmer
- General purpose room thermostat
- Thermostatic radiator valves to all radiators
- Plumbing for washing machine and tumble dryer to utility room*

Electrical installation

- Consumer unit incorporating circuit breakers
- Brushed steel switches and sockets with USB
- Energy efficient spotlights
- Mains operated smoke detector to each storey
- Digital TV sockets as per working drawings

- Mains Ring doorbell
- External light with PIR to each external door
- Solar Panels
- Electric Vehicle charger
- Virgin media full fibre broadband

Internal Finishes

- Off-white walls & white matt emulsion ceilings
- Deanta Ely internal doors with brushed chrome ironmongery
- Modern MDF moulded architrave and skirting
- Handrail to staircases with spindles finished in white gloss paint

Energy Efficiency

Alba Homes makes every effort to conserve natural resources by running a proficient building site and recycling waste materials. Our aim is to build highly desirable and efficient homes utilising the latest energy saving methods and technology.

To help reduce energy consumption your home has the following:

- Insulated ground floor slab with underfloor heating
- 150mm insulated wall cavities and roof void
- Energy efficient glazing to all windows & doors
- PIR controlled external lighting to front, side and rear of the house
- Energy saving electrical appliances
- Thermostatic control to all radiators
- Energy efficient light fittings

**Where specified*

NB: These particulars are for guidance only. Alba Homes continuously develop their product and individual features, components and specification may vary. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



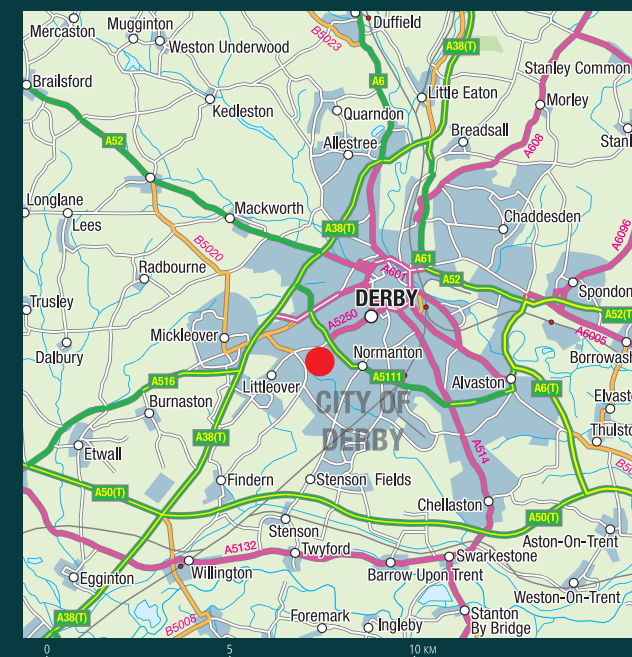


IDEALLY LOCATED JUST 3 MILES FROM DERBY

Littleover village has excellent road connections to the A38, A52 and M1 and is just a short distance from the Derby Royal Hospital.

Burton Road is on a major bus route, with a regular service to the City Centre leaving from the Post Office. Derby is set to become the home of Great British Railways and is at the heart of Europe's largest rail cluster and the train station is less than ten minutes away by car from Littleover Grange. Regular direct trains to St. Pancras International take less than an hour and a half.

East Midlands Airport is around twenty minutes away by car and offers flights to a over sixty destinations from Alicante to Zakynthos.



FASTEST DIRECT TRAIN TIMES IN MINUTES



SHORTEST DISTANCE BY CAR IN MILES



Times and distances are approximate and sourced from National Rail and Google Maps.

SELLING AGENTS:



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Email: derbyinfo@ashleyadams.co.uk