

# BEAMHILL

## 4 BEDROOM DETACHED HOUSE + GARAGE

Plot—243 (Lambridge)

**&Trent  
&Dove**

Transforming Homes,  
Lives & Communities



### 4 Bedroom House—

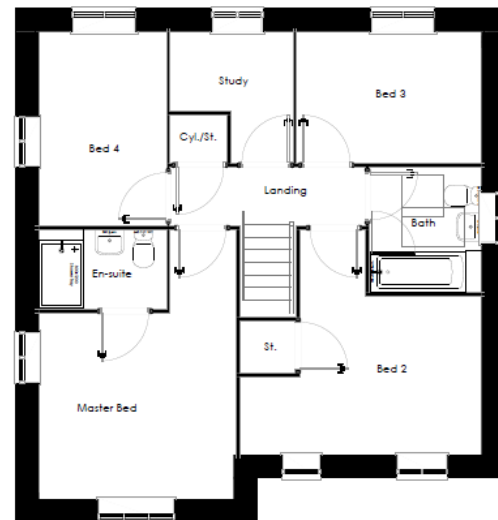
Living Room	4.8m x 4.9m
Bedroom 1	3.6m x 4.9m
Bedroom 2	4.2m x 4.3m
Bedroom 3	3.3m x 2.4m
Bedroom 4	2.3m x 3.4m
Total Floor area	126 m <sup>2</sup>

Please note: all dimensions are taken from the widest and longest points of each room.

All measurements are approximate



Ground Floor Plan



First Floor Plan

### Included as standard

- ◆ Fitted kitchen with oven, hob & extractor
- ◆ Bathroom with shower over bath
- ◆ Double glazed windows
- ◆ Carpets & flooring throughout
- ◆ Gas Central Heating
- ◆ Turfed rear garden
- ◆ Parking
- ◆ Solar panels

**For further details contact our shared  
ownership team on:**

**01283 528528**

or email:

**[sharedownership@trentanddove.org](mailto:sharedownership@trentanddove.org)**

Please note all images are for illustrative purposes only; external finishes, including roof tile colours, brick, stone, render and landscaping may vary. Trent & Dove reserves the right to alter and change certain aspects of the property. All dimensions are approximate and should not be used for carpet sizes, appliance spaces and furniture.

# BEAMHILL

## 4 BEDROOM DETACHED HOUSE + GARAGE

### Plot—244 (Greenwood)

**Trent & Dove**

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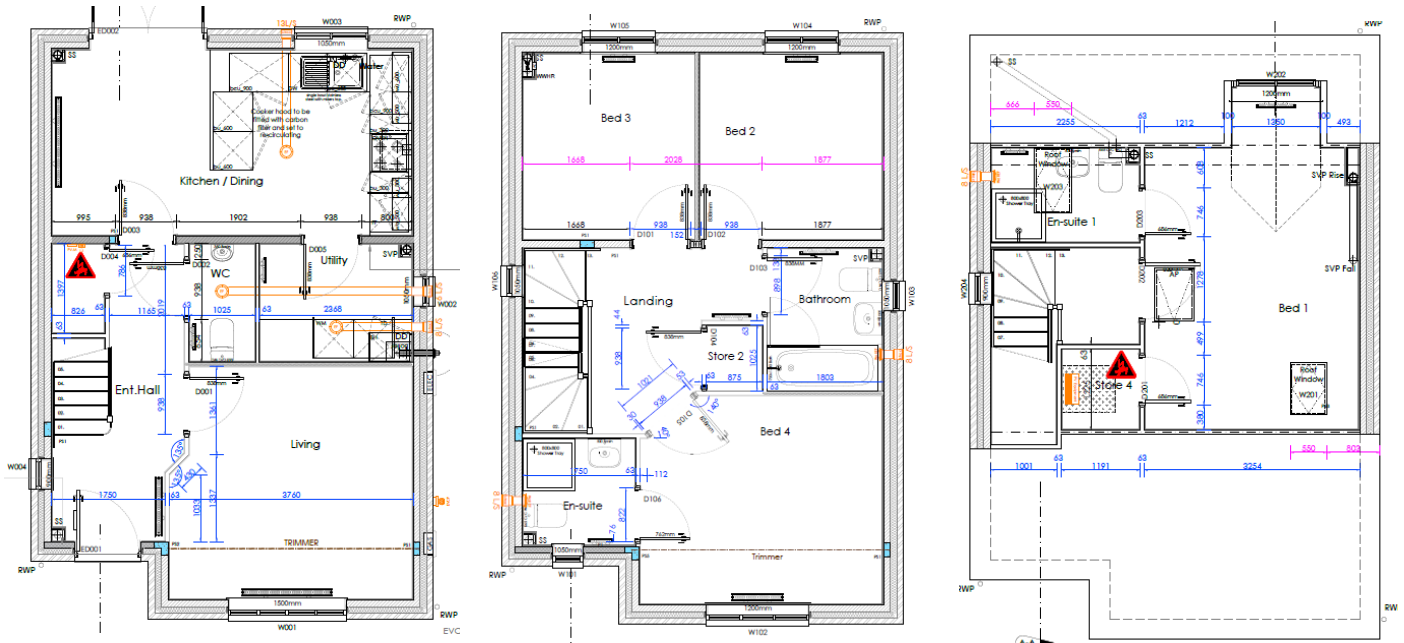


#### 4 Bedroom House—

Living Room	3.7m x 3.5m
Bedroom 1	3.2m x 4.2m
Bedroom 2	2.8m x 2.8
Bedroom 3	2.6m x 2.8
Bedroom 4	3.7m x 3.2m
Total Floor area	113m <sup>2</sup>

Please note: all dimensions are taken from the widest and longest points of each room.

All measurements are approximate



#### Included as standard

- ◆ Fitted kitchen with oven, hob & extractor
- ◆ Bathroom with shower over bath
- ◆ Double glazed windows
- ◆ Carpets & flooring throughout
- ◆ Gas Central Heating
- ◆ Turfed rear garden
- ◆ Parking
- ◆ Solar panels

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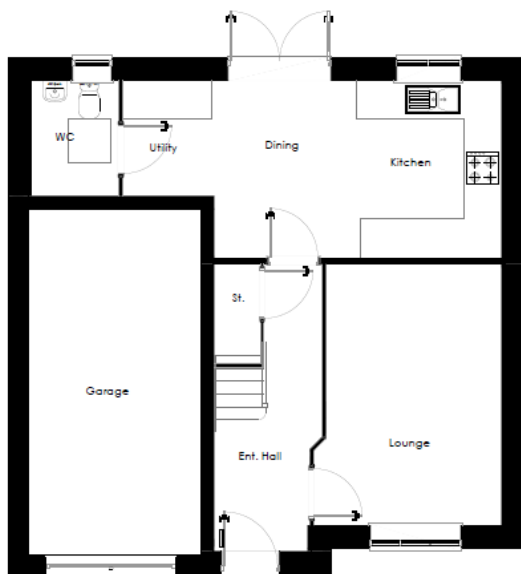


#### 4 Bedroom House—

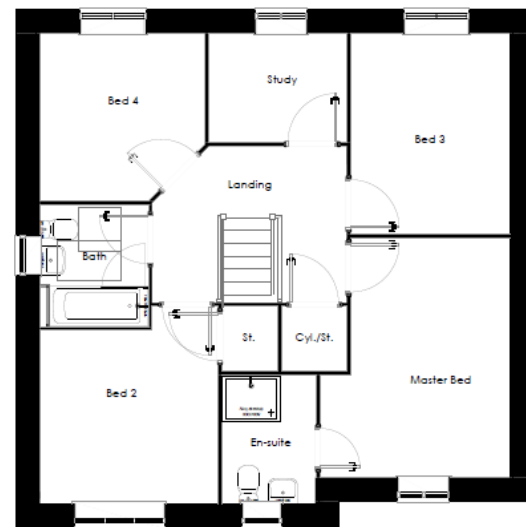
Living Room	3.3m x 4.6m
Bedroom 1	3.3m x 4.2m
Bedroom 2	3.1m x 3.4m
Bedroom 3	2.8m x 3.5m
Bedroom 4	2.9m x 2.9m
<b>Total Floor area</b>	<b>112m<sup>2</sup></b>

Please note: all dimensions are taken from the widest and longest points of each room.

All measurements are approximate



Ground Floor Plan



First Floor Plan

#### Included as standard

- ◆ Fitted kitchen with oven, hob & extractor
- ◆ Bathroom with shower over bath
- ◆ Double glazed windows
- ◆ Carpets & flooring throughout
- ◆ Gas Central Heating
- ◆ Turfed rear garden
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- ◆ Solar Panels

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#### 2 Bedroom House—

Living Room 3.7m x 3.7m

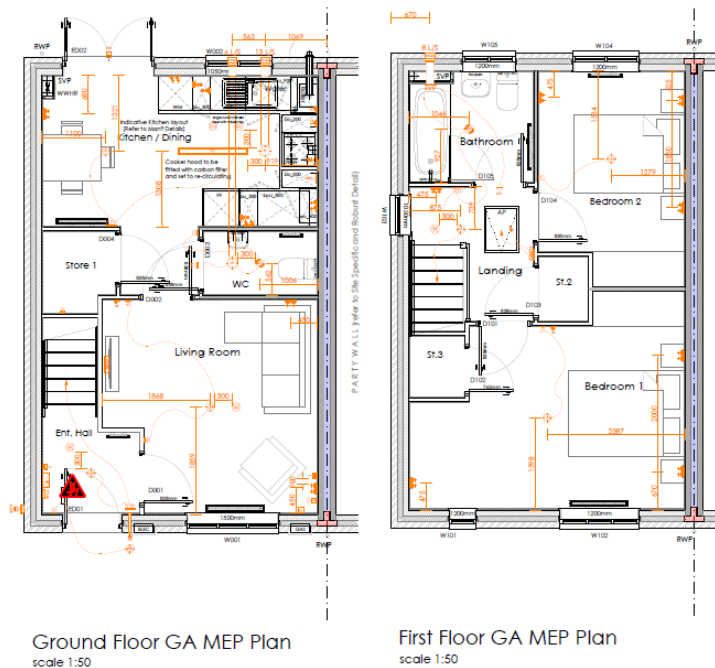
Bedroom 1 4.7m x 3.7m

Bedroom 2 2.5m x 3.7m

Total Floor area 70m<sup>2</sup>

Please note: all dimensions are taken from the widest and longest points of each room.

All measurements are approximate



#### Included as standard

- ◆ Fitted kitchen with oven, hob & extractor
- ◆ Bathroom with shower over bath
- ◆ Double glazed windows
- ◆ Carpets & flooring throughout
- ◆ Gas Central Heating
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# BEAMHILL

## 4 BEDROOM DETACHED HOUSE + GARAGE

Plot—265 (Rivington)

**&Trent  
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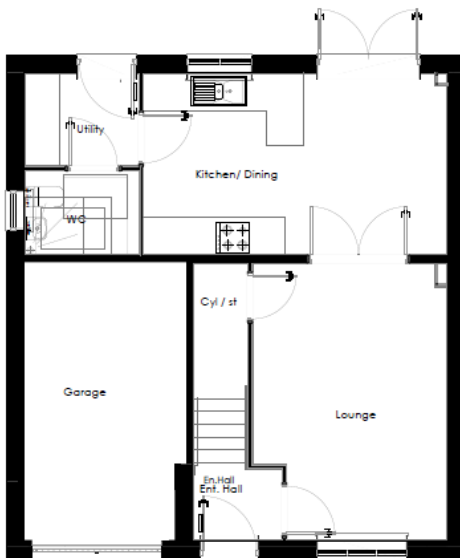


### 4 Bedroom House—

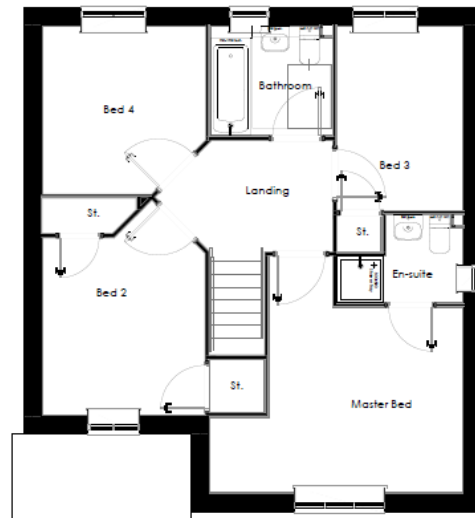
Living Room	3.4m x 4.8m
Bedroom 1	4.4m x 4.1m
Bedroom 2	2.8m x 3.4m
Bedroom 3	2.8m x 3.3m
Bedroom 4	2.2m x 3.4m
Total Floor area	100m <sup>2</sup>

Please note: all dimensions are taken from the widest and longest points of each room.

All measurements are approximate



Ground Floor Plan



First Floor Plan

### Included as standard

- ◆ Fitted kitchen with oven, hob & extractor
- ◆ Bathroom with shower over bath
- ◆ Double glazed windows
- ◆ Carpets & flooring throughout
- ◆ Gas Central Heating
- ◆ Turfed rear garden
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- ◆ Solar Panels

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# BEAMHILL

## 3 BEDROOM DETACHED HOUSE

Plot—266, 268 (Barndale)

**Trent & Dove**

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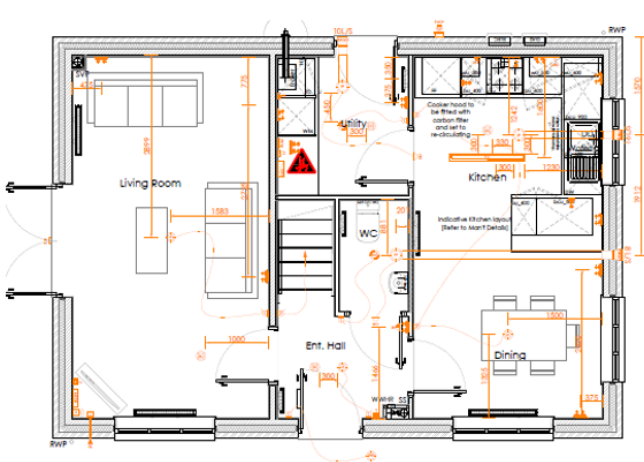
### 3 Bedroom House—

Living Room	3.6m x 5.7m
Bedroom 1	3.2m x 3.9m
Bedroom 2	4.1m x 2.9m
Bedroom 3	3.1m x 2.7m

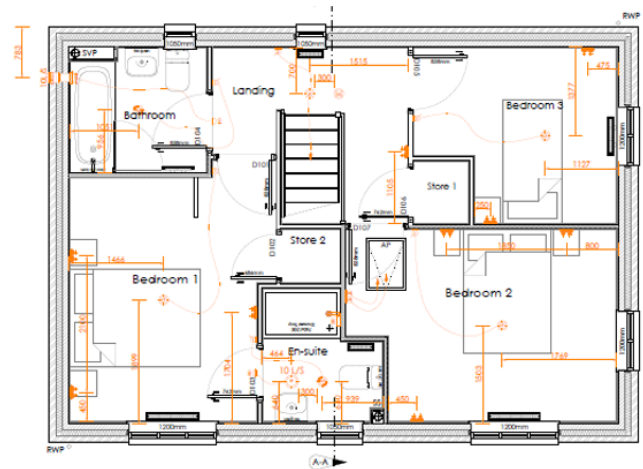
Total Floor area 97m<sup>2</sup>

Please note: all dimensions are taken from the widest and longest points of each room.

All measurements are approximate



Ground Floor GA MEP Plan  
scale 1:50



First Floor GA MEP Plan  
scale 1:50

### Included as standard

- ◆ Fitted kitchen with oven, hob & extractor
- ◆ Bathroom with shower over bath
- ◆ Double glazed windows
- ◆ Carpets & flooring throughout
- ◆ Gas Central Heating
- ◆ Turfed rear garden
- ◆ Parking
- ◆ Solar Panels

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# BEAMHILL

## 3 BEDROOM DETACHED HOUSE

Plot—267 (Sherwood)

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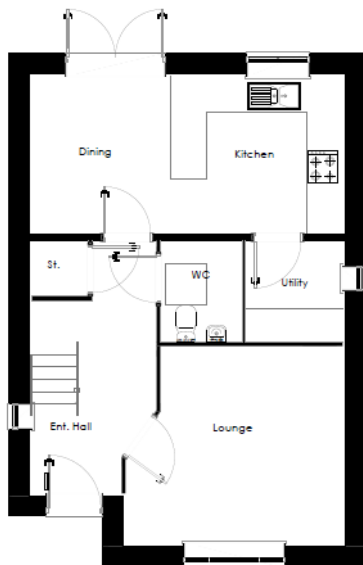
### 3 Bedroom House—

Living Room	3.7m x 3.5m
Bedroom 1	3.6m x 3.2m
Bedroom 2	2.8m x 2.9m
Bedroom 3	2.6m x 2.9m

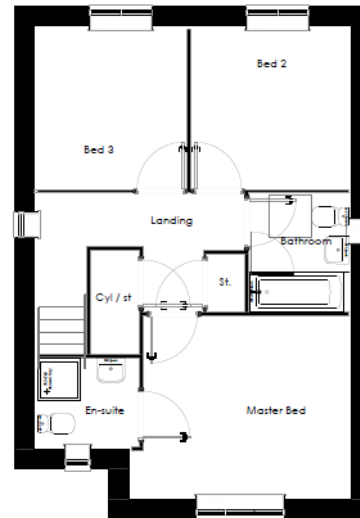
Total Floor area 89m<sup>2</sup>

Please note: all dimensions are taken from the widest and longest points of each room.

All measurements are approximate



Ground Floor Plan



First Floor Plan

### Included as standard

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Plot	House type	Address	Available (subject to change)	100% Price	25% share	Monthly Rent	50% Share	Monthly Rent	Monthly Service Charge
243	4 Bedroom Detached + Garage	2 Marlpit Road DE13 9WW	May-26	£370,000	£92,500	£635.94	£185,000	£423.96	£17.32
244	4 Bedroom Detached + Garage	4 Marlpit Road DE13 9WW	Jun-26	£335,000	£83,750	£575.78	£167,500	£383.85	£17.32
245	4 Bedroom Detached + Int Garage	6 Marlpit Road DE13 9WW	Jun-26	£355,000	£88,750	£610.16	£177,500	£406.77	£17.32
262	2 Bedroom End Terrace	11 Marlpit Road DE13 9WW	Jun-26	£217,500	£54,375	£373.83	£108,750	£249.22	£17.32
263	2 Bedroom Mid Terrace	15 Marlpit Road DE13 9WW	Jun-26	£215,000	£53,750	£369.53	£107,500	£246.35	£17.32
264	2 Bedroom End Terrace	19 Marlpit Road DE13 9WW	Jun-26	£217,500	£54,375	£373.83	£108,750	£249.22	£17.32
265	4 Bedroom Detached + Int Garage	19 Marlpit Road DE13 9WW	Jun-26	£330,000	£82,500	£567.19	£165,000	£378.13	£17.32
266	3 Bedroom Detached	1 Brickmakers Lane DE13 9XF	Jul-26	£310,000	£77,500	£532.81	£155,000	£355.21	£17.32
267	3 Bedroom Detached	3 Brickmakers Lane DE13 9XF	Aug-26	£305,000	£76,250	£524.22	£152,500	£349.48	£17.32
268	3 Bedroom Detached	1 Weaver View DE13 9XH	Aug-26	£310,000	£77,500	£532.81	£155,000	£355.21	£17.32

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Our new developments are advertised from 25% however,  
other shares are available, subject to affordability.

Please speak to a member of the sales team for further  
information