



Meadowview Homes





# EVELYN GARDENS

## KEY FEATURES

Five extremely high quality finished five bedroom detached properties & one four bedroomed property in a highly desirable and convenient residential location on a very spacious plot.

## FULL DESCRIPTION

These five new build executive detached homes are situated within the heart of Borrowash in a highly desirable location and are tucked away off Central Avenue within their own gated access and completed to an exceptional standard in a contemporary style.

Briefly comprising: entrance hallway, lounge, a well-proportioned living kitchen, dining room and family snug/second lounge area, downstairs cloakroom, utility room and study/playroom downstairs and, on the first floor a good-sized family bathroom and five bedrooms (Four bedrooms in Plot 1). The master bedroom and the second guest bedroom also feature their own en-suite bathroom. The properties are completed with a spacious integral double garage. The gardens are landscaped to the front, side and rear of the property.

## DIRECTIONS

On leaving Derby city centre along the A52 in the direction of Nottingham, leave the road at the Borrowash turning. Turn right onto Victoria Avenue and into the centre of Borrowash before turning left onto Nottingham Road and right onto Station Road. A short distance along turn left onto Central Avenue where the property is situated on the right hand side.



Meadowview Homes



# EVELYN GARDENS

Borrowwash



# LARCHSIDE HOUSE

## FULL DESCRIPTION

Larchside House is one of five new build executive detached homes in the sought after Borrowash area and tucked away within a gated cul-de-sac location. The house is completed to an exceptional standard in a fresh, contemporary style.

Briefly comprising: entrance hallway, lounge, a well-proportioned living kitchen, dining room and family snug/second lounge area, downstairs cloakroom, utility room and study/playroom downstairs and on the first floor a good-sized family bathroom and five bedrooms. The master bedroom and second bedroom also feature their own en-suite bathrooms. All bedrooms have their own fitted wardrobes.

The gardens are landscaped to the front, side and rear of the property.

# LARCHSIDE HOUSE



## GROUND FLOOR

Garage	5.5m x 5.4m*
Lounge	4.5m x 4.5m
WC	1.5m x 1.0m
Study	2.9m x 2.3m
Kitchen/dining	6.9 m x 5.5m*
Family room	3.9m x 4.4m
Utility	1.8m x 2.8m



## FIRST FLOOR

Master bed	4.4m x 3.8m
En suite	1.2m x 2.0m
Bed 2 inc ensuite	4.4m x 4.0m*
Bed 3	3.9m x 3.1m**
Bed 4	3.9m x 3.1m**
Bed 5	3.4m x 3.0m
Family Bathroom	3.3m x 2.1m*

\*Measurement at widest point

\*\* Excl wardrobe space

**Total 2145ft<sup>2</sup>/ 199 m<sup>2</sup> (ex Garage)**

The house images are computer generated only and in line with our desire to continuously improve our developments, we reserve the right to alter the layout, building style and landscaping at any time. All dimensions are approximate at this stage. For specific questions or queries please do not hesitate to contact us.



## LARCHSIDE HOUSE

### GROUND FLOOR

With the front entrance door opening into an impressive full height reception hallway and a feature staircase rising to the first floor. There are separate doors leading to the:

### GUEST'S CLOAKROOM

With a two piece suite in white and comprising of a low flush WC, pedestal hand basin and tiled walls and floors. The walls are half tiled and there is a wall fitted towel rail.

### STUDY

With access from the hallway and two full height double glazed window that overlook the front of the house, this area provides a great study area for any family member.

### LIVING KITCHEN & DINING AREA

This fantastic area of open plan living space is all a family could want from their new home. The space encompasses the main area of the kitchen which has double glazed bi-folding doors that lead out into the back garden. The main kitchen area leads to the open plan dining room which also has door access from the hall. The dining area provides the ideal space for family dining or to entertain friends. This open plan area is further enhanced as the dining area leads onto the:

### FAMILY ROOM

With two windows overlooking both aspects of the front of the house this area of the house lends itself to a truly spacious and light open plan area.

### UTILITY ROOM

With double glazed doors that lead to the side of the house, the utility room can also be accessed from the kitchen/dining area and is an extremely good size and a useful addition to the kitchen area. It contains a range of wall and base units and plumbing for a washing machine and tumble dryer.

### LOUNGE

This separate lounge area with access from the entrance hall is a superb room space bi-folding doors opening out onto the back garden. A feature fireplace sits within an open chimney breast wall that makes a real focal point of the room.

### DOUBLE GARAGE

With up-and-over remote-operated door and access from the garage to the back garden, this very spacious double garage completes the layout of the ground floor.



## LARCHSIDE HOUSE

### FIRST FLOOR

#### MASTER BEDROOM SUITE

With double glazed windows to the rear elevation, this large bedroom space has built in double wardrobes and leads to its own:

#### ENSUITE SHOWER ROOM

With contemporary fitted furniture and a walk in shower unit this ensuite room is tiled throughout with a feature tiled wall and a window to the rear.

#### FAMILY BATHROOM

With a feature four piece suite comprising of a freestanding bath, walk-in shower unit, a white basin that sits onto a wall-mounted unit and a wall hung toilet this large family bathroom is finished with a sophisticated edge. The walls are fully tiled and has one feature wall and a wall fitted heated towel rail finishes the contemporary look.

#### BEDROOM TWO

This generous sized bedroom has two double glazed windows to the front elevation and one to the alternative front elevation. It has its own ensuite shower room and built-in wardrobes.

#### BEDROOM THREE

Another good-sized bedroom which has built-in wardrobe space and a large window overlooking the rear of the house.

#### BEDROOM FOUR

This fourth bedroom has 2 feature windows overlooking the front of the house and a built-in wardrobe area.

#### BEDROOM FIVE

This fifth bedroom could easily be used as a dressing room to the master bedroom and a complete master bedroom suite be created. Alternatively it provides a 5th bedroom or upstairs study area.

#### OUTSIDE AREAS

To the front of the property there is a block paved drive providing parking for several vehicles. To the rear there is a paved patio area that leads to a lawn area within the fully enclosed garden.





# WILLOWBANK HOUSE

## FULL DESCRIPTION

Willowbank House is one of five new build executive detached homes in the sought after Borrowash area and tucked away within a gated cul-de-sac location. The house is completed to an exceptional standard in a fresh, contemporary style.

Briefly comprising: entrance hallway, lounge, a well-proportioned living kitchen, dining room and family snug/second lounge area, downstairs cloakroom, utility room and study/playroom downstairs and on the first floor a good-sized family bathroom and five bedrooms. The master bedroom and second bedroom also feature their own en-suite bathrooms. All bedrooms have their own fitted wardrobes.

The gardens are landscaped to the front, side and rear of the property.

# WILLOWBANK HOUSE



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Garage	5.5m x 5.4m*
Lounge	4.5m x 4.5m
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## SPECIFICATION

- The whole house is finished to an exceptional standard with a high level of detail in all areas.
- Each room on the ground floor has underfloor heating with individual room thermostats.
- Each kitchen is individually designed for each house and a choice of \*contemporary finishes are available to allow the purchaser to decide upon the look of their ideal kitchen. Each kitchen is finished to a high standard with fully integrated double ovens and an induction hob, a choice of extraction systems and a full height built in double fridge and freezer unit.
- An energy-efficient and thermostatically controlled central heating system and an A-rated boiler is utilised in every Meadowview Home to minimise energy usage.
- The lounge has a feature fireplace with an open chimney.
- All bathroom areas are tiled and fitted with contemporary bathroom fittings and sanitary ware.
- Downlighters are fitted throughout the house and come as standard with your Meadowview Home.
- Carpets, tiling or wooden floors are fitted throughout your Meadowview home.
- A remote-controlled automatic double garage door is fitted as standard in all houses.
- External lighting will be fitted on appropriate external walls.
- A full burglar alarm system is fitted throughout the house and also covers the garage area.

(\* if lead-times allow)



## KITCHEN SPECIFICATION

Each Meadowview Home is unique and has been designed with the modern family in mind.

We pride ourselves on working with local craftsmen to produce extremely high quality kitchens designed especially for you. The images shown within this brochure are computer generated images that show a proposed finish and style of the kitchen. If lead-times allow we can amend this design and finish to match your requirements and offer you the home and kitchen of your dreams. A huge benefit of buying a brand new home is being able to tailor the home and finish to your needs and we will work with you every step of the way to ensure the kitchen works for you and your way of life.

Every one of our kitchens bring together simplicity of style with beautiful finishes, they incorporate clever storage ideas that make the most of the space and are perfectly designed for contemporary living.



#### ALL MEADOWVIEW KITCHENS INCLUDE:

- Kitchen units with a choice of doors and handles
- Soft close doors and drawers including pan storage drawers
- A leading manufacturer's double oven or 2 single ovens
- A full height fridge/freezer units
- A fully integrated dishwasher
- State of the art sink and mixer tap
- A choice of wooden or tiled floor finishes including under floor heating
- A utility room equipped with matching style units to your kitchen and plumbing for a washing machine and tumble dryer
- 4 burner induction hob

#### LUXURY SPECIFICATION ITEMS ARE AVAILABLE WITH ALL OUR KITCHENS AT AN ADDITIONAL COST AND THESE ARE NOT LIMITED TO BUT INCLUDE:

- Fully integrated coffee machine
- Fully integrated plate warmer
- Glass fronted, illuminated door and wall units
- High gloss door finishes with matching utility cupboard doors

Meadowview Homes have samples of all our different door and worktop finishes, floor tiles or flooring options, handles and accessories which we will happily discuss options with you as lead-times allow.



## Meadowview Homes

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