

Meadowview Homes

# OAKLANDS

DUFFIELD ROAD, DERBY



OAKLANDS, 103 DUFFIELD ROAD, DE22 1AE



# OAKLANDS

## LOCAL AREA

The highly desirable town centre location of Derby enjoys easy access to Derby City centre, Derby University and the M1 motorway, with major commuter links to the Midland cities such as Birmingham, Coventry, Nottingham, and Leicester. This sought after residential location is within walking distance of Derby City centre as well as numerous public houses, restaurants, sports/health clubs, a Post Office, convenience store and church. A vast choice of local schools include Emmanuel, Markeaton and St Marys Primary Schools and Landau Forte College and Saint Benedicts Academy.



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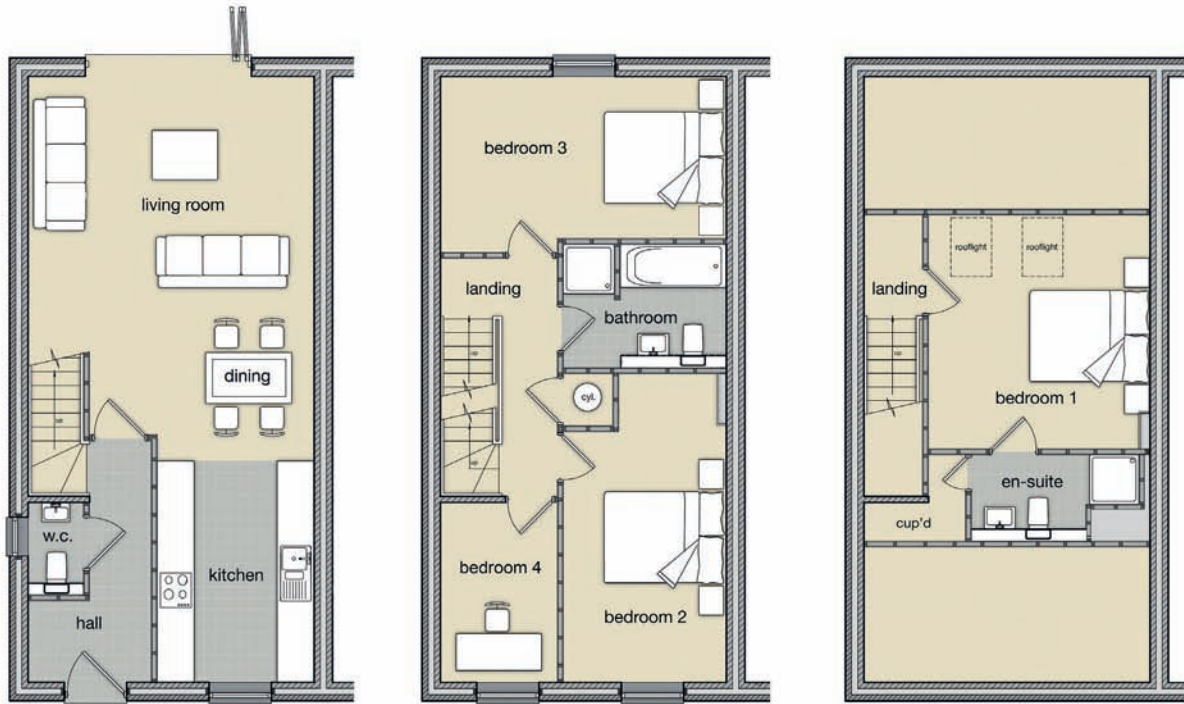


### FULL DESCRIPTION

These executive 3 storey townhouses are completed to an exceptional standard within a traditional town setting. Briefly comprising of an entrance hall leading to the downstairs toilet and extremely well proportioned open plan kitchen, dining area and large family living space. On the first floor there are 2 good sized bedrooms, a family bathroom and a study/4th bedroom. The master bedroom, which features its own ensuite plus generous walk-in cupboard, is located on the second floor.

The garden is landscaped to the front and rear of the property. Parking is provided on the drive to the front of the property with an additional allocated space within the development.

# PLOT 7



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## GROUND FLOOR

Kitchen	4.0m x 2.6m	13.1ft x 8.5ft
Dining/Living Space	5.8m x 4.7m	19.0ft x 15.4ft
Toilet	1.5m x 0.9m	4.9ft x 3.0ft

## FIRST FLOOR

Bed 2	5.0m x 2.7m	16.4ft x 8.9ft
Bed 3	2.6m x 4.7m	8.5ft x 15.4ft
Bed 4	2.9m x 1.9m	9.5ft x 6.2ft
Bathroom	2.0m x 2.7m	6.6ft x 8.9ft

## SECOND FLOOR

Master Bed	3.8m x 3.6m	12.5ft x 11.8ft
En-Suite	1.4m x 2.9m	4.6ft x 9.5ft

Measurements total 1250 sq ft / 116 sq m

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.



#### **GROUND FLOOR**

With the front entrance door opening into the reception hallway and a feature oak staircase rising to the first floor, there are also separate doors leading to the:

#### **GUEST'S CLOAKROOM**

With a two piece suite in white and comprising of a low flush WC, wall hung cloakroom basin and part-tiled walls and floor, there is a wall fitted towel rail.

#### **LIVING, DINING & KITCHEN AREA**

This fantastic area of open plan living space is all a family could want from their new home. This space encompasses the kitchen area which has a double glazed window overlooking the front of the house. The kitchen leads to the open plan dining room which provides the ideal space for family dining or to entertain friends. This open plan area is further enhanced by the large family space which has bi-fold doors opening onto a patio area in the rear garden.

#### **PARKING**

Parking is provided on the drive to the front of the property with a second space within the development.

The feature staircase rises to the second floor, there are also separate doors leading to:

#### **BEDROOM ONE**

This generous sized bedroom, has a double glazed window to the front elevation.

#### **BEDROOM TWO**

A generous sized bedroom, with a double glazed window to the rear elevation.

#### **FAMILY BATHROOM**

This lovely bathroom space with a bath, separate walk-in shower unit, built-in basin unit and a wall hung toilet, is finished with a sophisticated edge. The walls are part-tiled and have one feature wall. A wall fitted heated towel rail completes the contemporary look.

#### **STUDY**

A generous sized study, with a double glazed window to the front elevation.

#### **SECOND FLOOR**

#### **MASTER BEDROOM SUITE**

With feature double glazed roof lights to the rear elevation, this large bedroom leads to its own:

#### **ENSUITE SHOWER ROOM**

With contemporary fitted furniture and a walk-in shower unit, this ensuite room is finished with a feature tiled wall. A separate door leads to a generous sized walk-in cupboard.



### SPECIFICATION

- The whole house is finished to an exceptional standard with a high level of detail in all areas.
- Each ground floor room has underfloor heating with individual room thermostats.
- Each kitchen is individually designed for each house and a choice of \*three contemporary finishes are available to allow the purchaser to decide upon the look of their ideal kitchen. Each kitchen is finished to high standard and fitted with Neff appliances.
- An energy-efficient and thermostatically controlled central heating system and an A-rated boiler is utilised in every Meadowview Home to minimise energy usage.
- All bathroom areas are part-tiled and fitted with contemporary bathroom fittings and sanitaryware.
- Carpets are fitted throughout your Meadowview Home, with the exception of the hall, kitchen, bathroom, ensuite and guest cloakroom which are tiled.
- External lighting will be fitted on appropriate external walls.
- A full burglar alarm system is fitted throughout the house.

(\* 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 producing extremely high quality kitchens designed especially for you. The images shown within this brochure 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.

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:

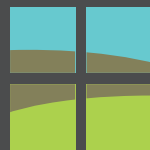
- Kitchen units with a choice of doors and handles
- Soft close doors and drawers including pan storage drawers
- Neff appliances fitted throughout
- 4 burner induction hob
- State of the art sink and mixer tap
- Tiled flooring including underfloor heating

### 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
- Fully integrated microwave
- Washing machine with dryer

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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