



Meadowview Homes



QUARNDON HEIGHTS

KEY FEATURES

Quality finished five bedroom detached properties in a highly desirable and convenient residential location.

FULL DESCRIPTION

These three new build executive detached homes in the sought after Allestree area are tucked away within a cul-de-sac location and 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 the second guest bedroom also feature their own en-suite bathroom. The properties are completed with a spacious double garage. The gardens are landscaped to the front, side and rear of the property. Ashbank House also has an additional room on the first floor which has potential to be a dressing room to the master bedroom or an additional office/playroom area.

The three properties enjoy a highly desirable cul-de-sac position within this extremely convenient residential location which is ideally placed for the Allestree area. The amenities on offer locally include the Park Farm Shopping Centre, plus a further range of shops and businesses available on nearby Blenheim Drive. Situated on the edge of Allestree the property is close to open countryside and Allestree is surrounded by the superb parks of Markeaton, Allestree and Darley. The local schools are all highly regarded and Derby City Centre is within quick and easy reach.

DIRECTIONS

The properties are found by leaving the City of Derby Via Kedleston Road which provides direct access to Allestree. Carry on past the University of Derby heading towards Quarndon, and Quarndon Heights can then be found on the right hand side after the junction with Allestree Lane.

Viewing is highly recommended, further details available from www.meadowviewhomes.co.uk.



QUARNDON HEIGHTS

Allestree, Derby DE22 2XN



ASHBANK HOUSE

FULL DESCRIPTION

Ashbank House is one of three new build executive detached homes in the sought after Allestree area and tucked away within a 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. There is also an additional room on the first floor which has potential to be a dressing room to the master bedroom or an additional office/playroom area.

The property is completed with a spacious integral double garage. The gardens are landscaped to the front, side and rear of the property.

ASHBANK HOUSE



GROUND FLOOR

Garage	5.3m x 5.3m	(17ft 4 x 17ft 4)
Lounge	4.1m x 4.6m	(13ft 4 x 15ft)
WC	2m x 1.4m	(6ft 6 x 4ft 6)
Study	4.1m x 2m	(13ft 4 x 6ft 6)
Kitchen/dining	5.4m x 5.3m	(17ft 7 x 17ft 4)
Family room	3.5m x 3.7m	(11ft 5 x 12ft 1)
Utility	1.8m x 2.9m	(5ft 9 x 9ft 5)



FIRST FLOOR

Master bed	5.3m x 3.5m	(17ft 4 x 11ft 5)
En suite	2m x 1.9m	(6ft 6 x 6ft 2)
Games room	2.9m x 2.3m	(9ft 5 x 7ft 5)
Bed 2	3.8m x 2.6m	(12ft x 8ft 5)
Bed 3	4.8m x 1.9m	(15ft 7 x 6ft 2)
Bed 4	4.9m x 3.9m	(16ft x 12ft 8)
En suite	1.2m x 2.8m	(3ft 9 x 9ft 2)
Bed 5	3.2m x 3.7m	(10ft 5 x 12ft 1)
En suite	3.2m x 1.5m	(10ft 5 x 4ft 9)
Family bathroom	3.5m x 2.3m	(11ft 5 x 7ft 5)

213m²/ 2293ft² (ex Garage)

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ASHBANK HOUSE

GROUND FLOOR

With the front entrance door opening into an impressive reception hallway and an oak staircase rising to the first floor there are separate doors leading to the kitchen and dining area, the study and the spacious double garage. There is also a door leading to the:

GUEST'S CLOAKROOM

With a two piece suite in white and comprising of a low flush WC, pedestal wash hand basin, half tiling to walls and a radiator.

STUDY

With access from the hallway and a large double glazed window that overlooks the side of the house, this larger than average study provides space for any family member.

LIVING KITCHEN & DINING AREA

This fantastic area of open plan living space really is all a family could want from their new home. The space encompasses the main area of the kitchen which has double glazed windows to the rear that look out onto the rear garden. The kitchen can be fitted with extremely high specification wall and base units, granite work surfaces, two integrated fridge/freezers, induction hob, double oven, integrated dishwasher, sink unit & a tiled flooring. The kitchen area leads to the open plan dining area with double glazed patio doors that lead out into the back garden. This area provides space for a casual lounge area or family room. This open plan area is further enhanced as the dining area leads onto the:

FAMILY ROOM

With bi-folding doors opening onto the rear garden and a TV aerial point this area of the house lends itself to a truly spacious 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 good size and 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 with TV aerial point, a feature fireplace with a gas effect cast iron stove, set within a brick recess and two windows that overlook the side of the house. This room would be perfect for a more formal lounge room.

DOUBLE GARAGE

With up-and-over door and access to the garage also through from the hallway, this very spacious double garage completes the layout of the ground floor.



ASHBANK HOUSE

FIRST FLOOR

MASTER BEDROOM SUITE

With double glazed window to the side elevation and doors opening onto a Juliet balcony this large bedroom space has a TV aerial and telephone point and leads to an:

ENSUITE SHOWER ROOM

With a contemporary suite comprising: shower cubicle, wall mounted wash hand basin and a low flush WC. The large galleried landing opens to all other rooms on the first floor.

GAMES ROOM/PLAY ROOM

This useful area has a multitude of uses from an upstairs playroom or games room, an additional study for another family member or even a dressing room to the master bedroom it has a double glazed window that looks out to the front of the property.

FAMILY BATHROOM

With double glazed window to the side elevation, a four piece suite comprising: free standing bath, shower cubicle, pedestal wash hand basin and a low flush WC.

BEDROOM TWO

With a double glazed window to the front elevation this bedroom sits at the front of the house.

BEDROOM THREE

With double glazed window to the front elevation.

BEDROOM FOUR

This large bedroom with patio doors opening to a Juliet balcony to the rear of the property and overlooking the back garden this great sized bedroom also has it's own:

ENSUITE SHOWER ROOM

Having a three piece suite comprising: wet cubicle, pedestal wash hand basin, low flush WC.

BEDROOM FIVE/GUEST BEDROOM

With two double glazed windows to the rear elevation this large bedroom space is another spacious bedroom area and has it's own:

ENSUITE SHOWER ROOM

Having a three piece suite comprising: wet cubicle, pedestal wash hand basin and a low flush WC.

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 raised lawn area within the fully enclosed garden.



HOLLYBURN HOUSE

FULL DESCRIPTION

Hollyburn House is one of three new build executive detached homes in the sought after Allestree area and tucked away within a 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 one other bedroom also features their own en-suite bathroom.

The property is completed with a spacious integral detached double garage. The gardens are landscaped to the front, side and rear of the property.

HOLLYBURN HOUSE



GROUND FLOOR

Garage	5.3m x 5.5m	(17ft 4 x 18ft)
Kitchen/Dining	5.4m x 5.3m	(17ft 7 x 17ft 4)
Family room	3.5m x 3.7m	(11ft 5 x 12ft 1)
Study	1.8m x 2.9m	(5ft 9 x 9ft 5)
WC	2m x 1.4m	(6ft 5 x 4ft 6)



FIRST FLOOR

Bed 1	3.4m x 3.4m	(11ft 2 x 11ft 2)
Bed 2	3m x 2m	(9ft 8 x 6ft 5)
Bed 3	4.6m x 2.6m	(15ft x 8ft 5)
Bed 4	4.1m x 3.9m	(13ft 4 x 12ft 8)
En suite	1.4m x 2.6m	(4ft 6 x 8ft 5)
Bed 5	3.2m x 3.7m	(10ft 5 x 12ft 1)
En suite	3.2m x 1.4m	(10ft 5 x 4ft 6)
Family bathroom	3m x 2.3m	(9ft 8 x 7ft)

196m²/2110ft² (ex Garage)

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HOLLYBURN HOUSE

GROUND FLOOR

With the front entrance door opening into an impressive reception hallway and an oak staircase rising to the first floor there are separate doors leading to the kitchen and dining area, the large study, a separate lounge and the spacious double garage. There is also a door leading to the:

GUEST'S CLOAKROOM

With a two piece suite in white and comprising of a low flush WC, pedestal wash hand basin, half tiling to walls and a radiator.

STUDY

With access from the hallway and a large double glazed window that overlooks the side of the house, this larger than average study provides space for any family member.

LIVING KITCHEN & DINING AREA

This fantastic area of open plan living space really is all a family could want from their new home. The space encompasses the main area of the kitchen which has double glazed windows to the rear that look out onto the rear garden. The kitchen will be fitted with extremely high specification wall and base units, granite work surfaces, two integrated fridge/freezers, induction hob, double oven, wine cooler, integrated dishwasher, sink unit & tiled flooring. There is also an integrated wine rack featured within the kitchen design and the granite topped island unit which houses the induction hob and pop-up extraction unit also has a raised wood-finished seating area which is the perfect addition to any modern kitchen. In between the double oven/microwave units there is a useful pull-out storage cupboard and as lead-times permit we can fit the kitchen with cupboards and drawers to suit your ideal family kitchen. The kitchen area leads to the open plan dining area with double glazed patio doors that lead out into the back garden, this 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 double glazed bi-folding doors opening onto the rear garden and a TV aerial point this area of the house lends itself to a truly spacious open plan area for all the family to enjoy.

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 good size and useful addition to the kitchen area. It contains a range of wall and base units and plumbing for washing machine and tumble dryer.

LOUNGE

With TV aerial point, a feature fireplace with a gas effect cast iron stove, set within a brick recess and two windows that overlook the front of the house this room would be perfect for a more formal lounge room.

DOUBLE GARAGE

With up-and-over door, this very spacious integral double garage completes the layout of the ground floor.



HOLLYBURN HOUSE

FIRST FLOOR

MASTER BEDROOM SUITE

With double glazed window to the rear elevation and double glazed patio doors leading to a Juliet balcony that overlooks the back garden, this large bedroom space has a TV aerial and telephone point and leads to an:

ENSUITE SHOWER ROOM

With a contemporary suite comprising: shower cubicle, wall mounted wash hand basin and a low flush WC.

The large landing opens to all other rooms on the first floor.

FAMILY BATHROOM

With double glazed window to the side elevation, a four piece suite comprising: free standing bath, shower cubicle, pedestal wash hand basin, low flush WC.

BEDROOM TWO

With two double glazed window to the rear elevation this bedroom sits at the back of the house and has its own:

ENSUITE SHOWER ROOM

With a contemporary suite comprising: shower cubicle, wall mounted wash hand basin and a low flush WC and a double glazed window.

BEDROOM THREE

This large bedroom area has patio doors leading to a Juliet balcony that overlooks the front of the house.

BEDROOM FOUR

This bedroom has a large double glazed window overlooking the front of the house.

BEDROOM FIVE

This bedroom has two large double glazed window overlooking the front of the house.

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 fully enclosed garden, laid mainly to lawn.



BURNSIDE HOUSE

FULL DESCRIPTION

Burnside House is one of three new build executive detached homes in the sought after Allestree area and tucked away within a 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/2nd 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 features an en-suite bathroom and one other bedroom also features an en-suite bathroom.

The property is completed with a spacious detached double garage. The gardens are landscaped to the front, side and rear of the property.

BURNSIDE HOUSE



GROUND FLOOR

Lounge	4.9m x 4.8m	(16ft x 15ft 7)
Kitchen/ Family	7.7m x 4.8m	(25ft 2 x 15ft 7)
Dining	4.3m x 2.5m	(14ft 1 x 8ft 2)
Utility	2.9m x 2.4m	(9ft 5 x 7ft 9)
Study	2.1m x 2.4m	(6ft 9 x 7ft 9)
WC	1.7m x 1.3m	(5ft 6 x 5ft 2)



FIRST FLOOR

Master Bed	5.4m x 4.6m	(17ft 7 x 15ft 1)
Ensuite	1.5m x 3.2m	(4ft 9 x 10ft 5)
Bed 2	3.7m x 2.6m	(12ft 1 x 8ft 5)
En suite	2.4m x 2.4m	(7ft 9 x 7ft 9)
Bed 3	4.6m x 2.4m	(15ft 1 x 7ft 9)
Bed 4	3.6m x 2.1m	(11ft 8 x 6ft 9)
Bed 5	4.9m x 2.6m	(16ft x 8ft 5)
Family Bathroom	2.5m x 3.2m	(8ft 2 x 10ft 5)

208m²/2239ft² (ex Garage)

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BURNSIDE HOUSE

GROUND FLOOR

With the front entrance door opening into an impressive reception hallway and an oak staircase rising to the first floor there are separate doors leading to the kitchen and dining area, the study and the spacious double garage. There is also a door leading to the:

GUEST'S CLOAKROOM

With a two piece suite in white and comprising of a low flush WC, pedestal wash hand basin, half tiling to walls and a radiator.

STUDY

With access from the hallway and a large double glazed window that overlooks the side of the house, this larger than average study provides space for any family member.

LIVING KITCHEN & DINING AREA

This fantastic area of open plan living space really is all a family could want from their new home. The space encompasses the main area of the kitchen which has double glazed windows to the rear that look out onto the rear garden. The kitchen can be fitted with extremely high specification wall and base units, granite work surfaces, two integrated fridge/freezers, induction hob, double oven, wine cooler, integrated dishwasher, sink unit & tiled flooring. The kitchen area leads to the open plan dining area with double glazed bi-folding doors that lead out into the back garden, this 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 double glazed windows overlooking the side of the house and a TV aerial point this area of the house lends itself to a truly spacious open plan area for all the family to enjoy.

UTILITY ROOM

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

LOUNGE

With TV aerial point, a feature fireplace with a gas effect cast iron stove, set within a brick recess and two windows that overlook the side of the house this room would be perfect for a more formal lounge room.

DOUBLE GARAGE

With up-and-over door, this very spacious detached double garage completes the layout of the ground floor.



BURNSIDE HOUSE

FIRST FLOOR

MASTER BEDROOM SUITE

With double glazed window to the rear elevation and two double glazed windows overlooking the back garden, this large bedroom space has a TV aerial and telephone point and leads to an:

ENSUITE SHOWER ROOM

With a contemporary suite comprising: shower cubicle, wall mounted wash hand basin and a low flush WC.

The large landing opens to all other rooms on the first floor.

FAMILY BATHROOM

With double glazed window to the side elevation, a four piece suite comprising: free standing bath, shower cubicle, pedestal wash hand basin, low flush WC.

BEDROOM TWO

With a double glazed window to the rear elevation this bedroom sits at the back of the house and has its own:

ENSUITE SHOWER ROOM

With a contemporary suite comprising: shower cubicle, wall mounted wash hand basin and a low flush WC.

BEDROOM THREE

With double glazed window to the front elevation.

BEDROOM FOUR

This bedroom has a large double glazed window overlooking the front of the house.

BEDROOM FIVE

This bedroom has a large double glazed window overlooking the front of the house.

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 fully enclosed garden, laid mainly to lawn.



SPECIFICATION

- The whole house is finished to an exceptional standard with a high level of detail in all areas.
- Each room has underfloor heating with individual room thermostats.
- There is programmable scene lighting throughout all main areas (Lounge, Kitchen/Dining Room, Hallway, Landing and Master Bedroom) that can be recalled with a single touch of a button.
- There is wiring throughout for the option of a multi-room music system to be installed.
- An extremely luxury kitchen handmade by skilled, local craftsmen. 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 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.
- The staircase, all internal doors and wooden detailing is handmade from solid Oak.
- All bathroom areas are tiled and fitted with contemporary bathroom fittings and sanitary ware.

(* 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
- Double oven or 2 single ovens by a leading manufacturer
- Fully integrated microwave
- 2 full height fridge/freezer units which can be ordered to meet your individual requirements
- 2 full height larder cupboards
- 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
- State of the art pop-up extraction unit

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.

