



MEADOWVIEW
Homes

BRACKENFIELD VIEW

Wessington
DE55 6DW

An *exclusive* development
of contemporary 2, 3, 4 & 5 homes.



A PASSION FOR *quality* LIVING



IN BRIEF

Our exclusive development in Wessington, Derbyshire is the perfect setting for buyers wishing to settle in this village location surrounded by stunning Derbyshire countryside. Positioned between Alfreton (4 miles) and Matlock (5 miles), Wessington is exceptionally well placed for commuters requiring access to major road networks, including the A38 (3 miles) and the M1 motorway (7 miles).

Sit on the doorstep of the Derbyshire Dales and Peak District National Park, Wessington is a great location for buyers wanting to explore countless outdoor activities amongst breath taking scenery. The area is also home to some of the most impressive English country houses, including Chatsworth House, Hardwick Hall and Haddon Hall. Closer to home, Wessington offers all of the amenities that you might expect in a traditional village, including: schools, a fish and chip shop and the all important village pub!

Featuring both modern and traditional features, the charming new homes at Wessington sit perfectly against the backdrop of open countryside.

The Meadowview Approach

Behind our stunning contemporary designs you will find homes that are built to an exceptionally high specification. We use only the best quality materials and employ the latest construction technologies to ensure your new home is as efficient as it is beautiful.

- BERKLEY
- FARNHAM
- CHEPSTOW
- COLCHESTER
- BAMBURGH
- WINCHESTER
- WARWICK
- BELVOIR
- HAREWOOD



BRACKENFIELD VIEW, WESSINGTON, ALFRETON DERBYSHIRE DE55 6DW



THE BERKLEY — 3 BED SEMI-DETACHED

Briefly comprising an entrance hall leading to the downstairs toilet, a well-proportioned kitchen and dining space and the lounge, on the first floor a good-sized family bathroom and three bedrooms. The master bedroom also features its own en-suite bathroom. The gardens are landscaped to the front and rear of the property.

THE BERKLEY – 3 BED SEMI-DETACHED

PLOTS 2, 3, 4, 5, 38 & 39

GROUND FLOOR

Living Room	4.8m x 3.5m	15.8ft x 11.5ft
Kitchen/Dining	2.8m x 4.8m	9.3ft x 15.8ft

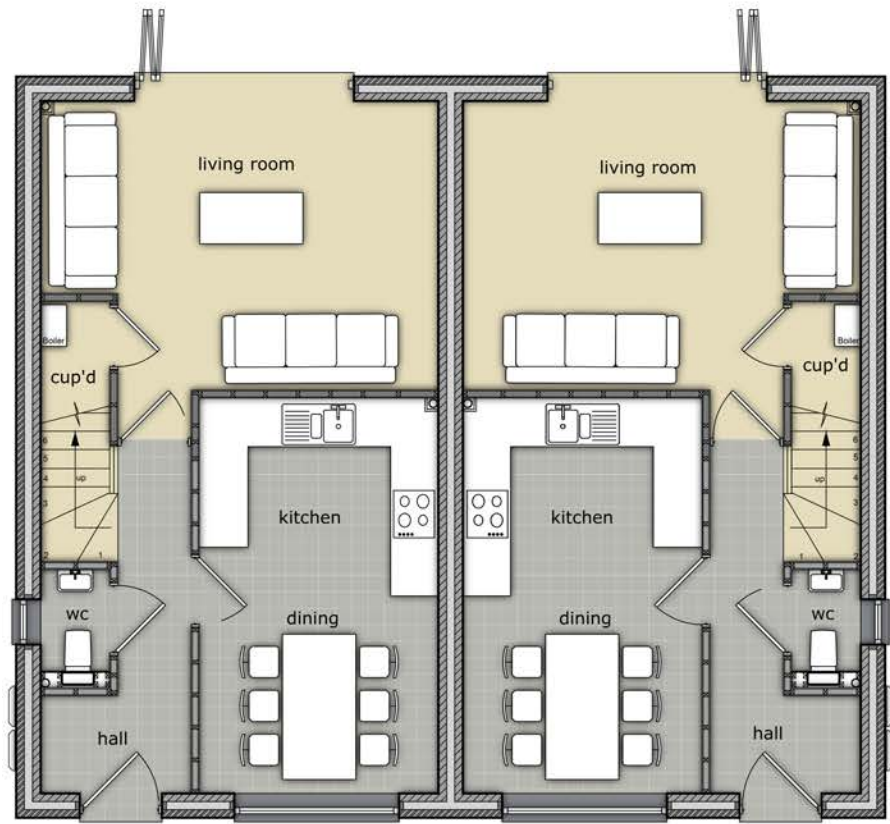
FIRST FLOOR

Bedroom 1	2.8m x 3.5m	9.3ft x 11.5ft
Ensuite	2.0m x 1.6m	6.6ft x 5.2ft
Bedroom 2	2.4m x 3.7m	7.9ft x 12.2ft
Bedroom 3	2.3m x 2.7m	7.6ft x 9ft
Bathroom	2.3m x 1.9m	7.5ft x 6.2ft

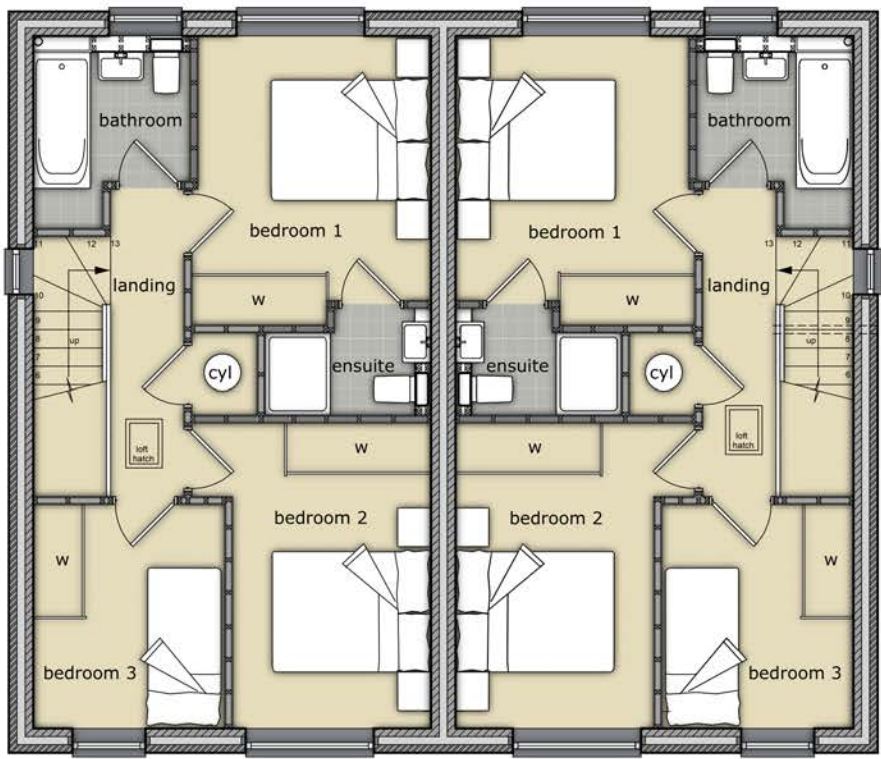
* at widest point

TOTAL AREA:	84 sq m	900 sq ft
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GROUND FLOOR



FIRST FLOOR





THE FARNHAM — 3 BED DETACHED

Briefly comprising an entrance hall leading to a large lounge, cloakroom, a well-proportioned kitchen and dining space, utility room and downstairs toilet, on the first floor a good-sized family bathroom and three bedrooms. The master bedroom also features its own en-suite bathroom. There is parking to the side of the property. The gardens are landscaped to the front and rear of the property.

THE FARNHAM – 3 BED DETACHED

PLOTS 10, 11, 26, 27

GROUND FLOOR

Living Room	3.4m x 5.9m	11.3ft x 19.6ft
Kitchen/Dining	3.4m x 4.4m	11.3ft x 14.4ft
Utility	1.9m x 1.4m	6.2ft x 4.8ft

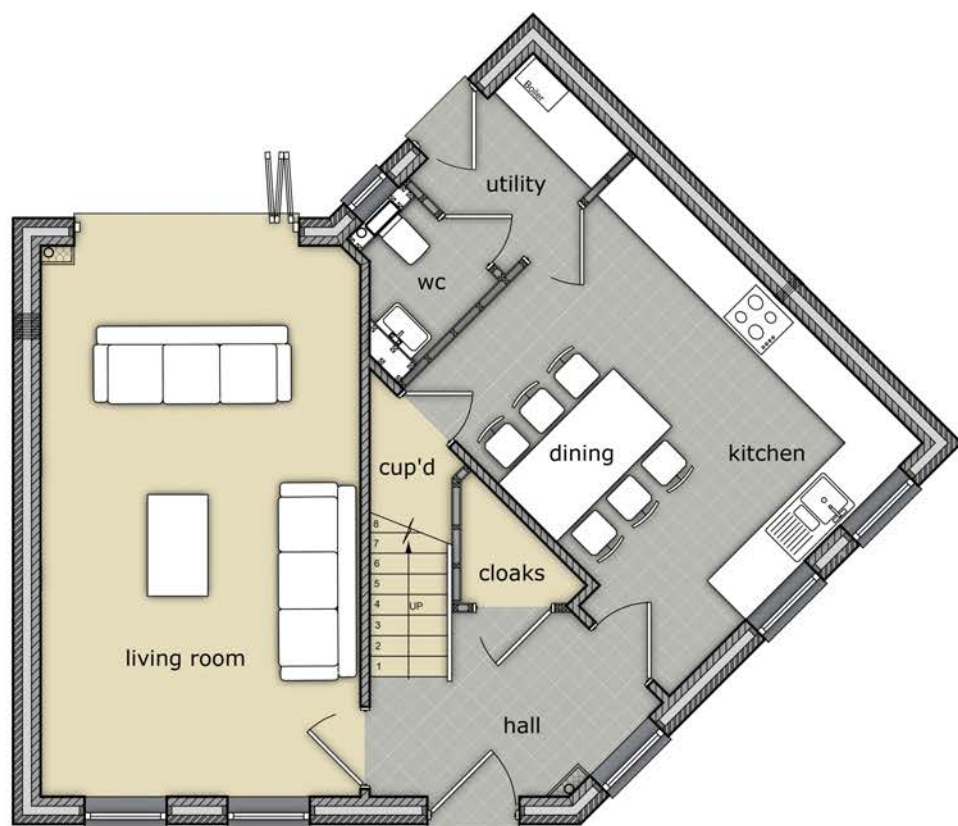
FIRST FLOOR

Bedroom 1	3.4m x 4.1m	11.2ft x 13.6ft
Ensuite	3.3m x 1.9m	10.8ft x 6.2ft
Bedroom 2	3.5m x 2.6m	11.7ft x 8.8ft
Bedroom 3	2.5m x 3.1m	8.4ft x 10.4ft
Bathroom	2.3m x 2.1m	7.5ft x 6.9ft

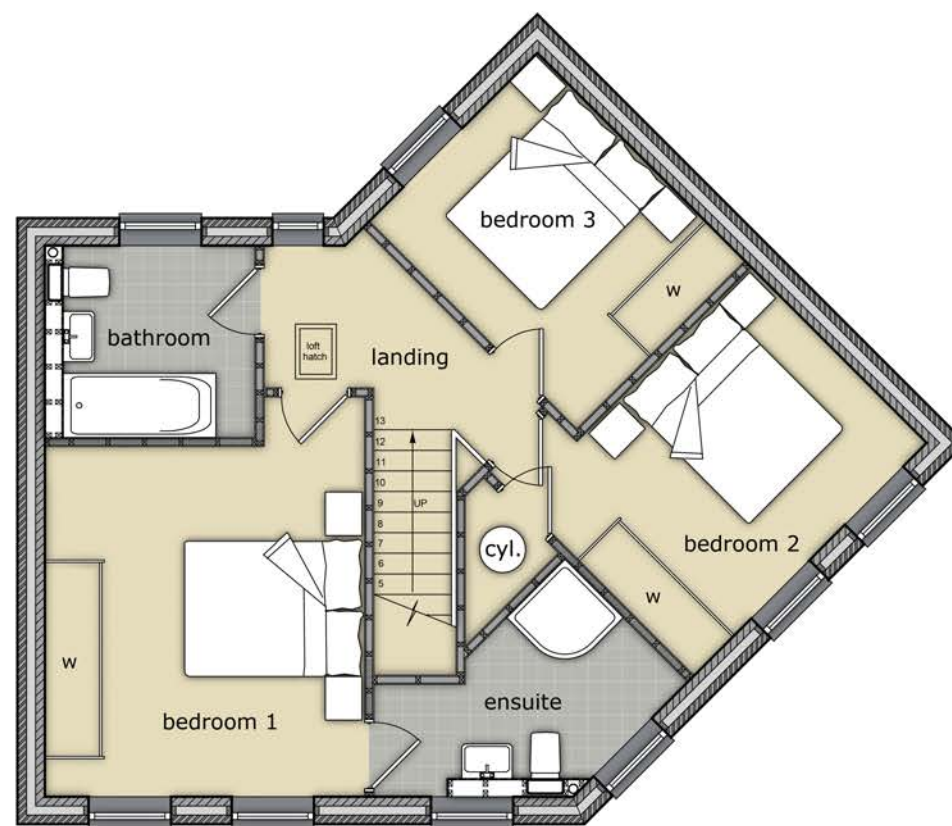
* at widest point

TOTAL AREA: **105 sq m** **1135 sq ft**

GROUND FLOOR



FIRST FLOOR





THE CHEPSTOW — 3 BED DETACHED

Briefly comprising a large lounge, an extremely well-proportioned kitchen and dining space, utility room and downstairs toilet, on the first floor a good-sized family bathroom and three bedrooms. The master bedroom also features its own en-suite bathroom. The property is completed with a single detached garage and the gardens are landscaped to the front and rear of the property.

THE CHEPSTOW – 3 BED DETACHED

PLOTS 6 & 13

GROUND FLOOR

Living Room	3.4m x 5.7m	12.4ft x 18.8ft
Utility	1.4m x 1.9m	4.7ft x 6.2ft
Kitchen/Dining Room	3.4m x 5.7m	11.1ft x 18.2ft

FIRST FLOOR

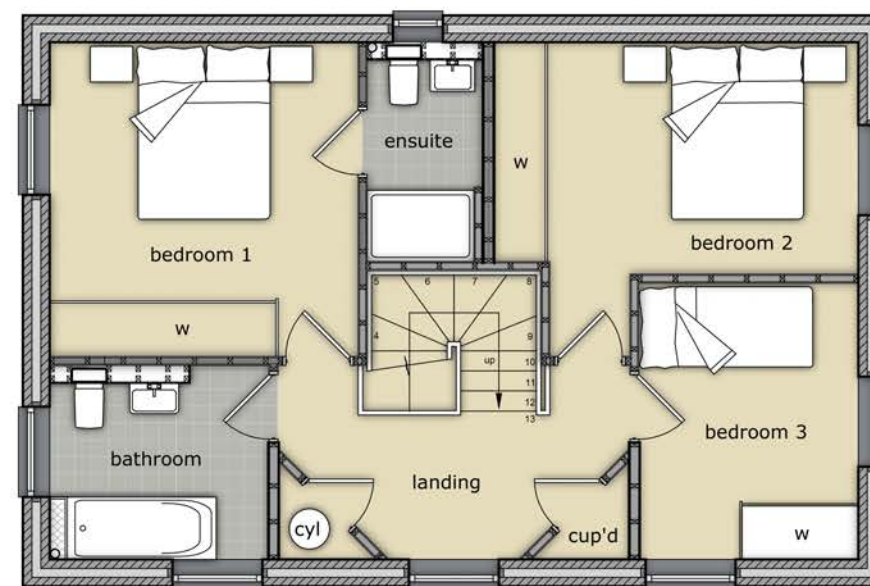
Bedroom 1	3.4m x 3.5m	11.1ft x 11.4ft
Ensuite	2.4m x 1.3m	7.9ft x 4.3ft
Bedroom 2	2.5m* x 4.0m	8.4ft x 13.3ft
Bedroom 3	2.4m x 3.0m	7.9ft x 10.1ft
Bathroom	2.4m x 2.2m	7.9ft x 7.2ft
* at widest point		

TOTAL AREA: **106 sq m** **1137 sq ft**

GROUND FLOOR



FIRST FLOOR





THE COLCHESTER — 4 BED DETACHED

Briefly comprising an entrance hall, a large lounge, an extremely well-proportioned living kitchen, dining and family room, utility room and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its own en-suite bathroom. The property is completed with an integral single garage. The gardens are landscaped to the front and rear of the property.

THE COLCHESTER – 4 BED DETACHED

PLOTS 7, 8, 9, 12

GROUND FLOOR

Kitchen/Dining Room
Utility
Living Room
Garage

7.9m x 3.2m*	25ft x 10.6ft
1.7m x 1.5m	5.8ft x 5.1ft
3.5m x 4.5m	11.6ft x 14.8ft
2.9m* x 5.2m	9.6ft x 17ft

FIRST FLOOR

Bedroom 1
Ensuite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

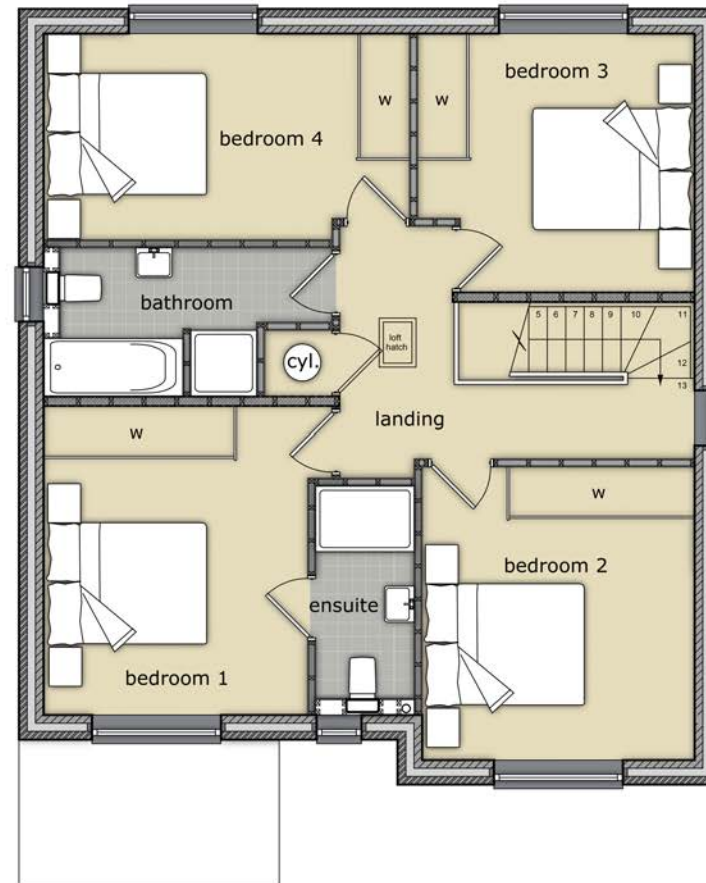
3.1m x 3.7m	10.4ft x 12.2ft
2.8m x 1.2m	9.2ft x 3.9ft
3.2m x 3.5m	10.7ft x 11.6ft
3.3m* x 3.1m	11ft x 10.2ft
4.4m x 2.4m*	14.5ft x 8.1ft
3.6m x 1.8m	11.8 x 5.9ft

* at widest point

GROUND FLOOR



FIRST FLOOR



TOTAL AREA:

125 sq m

1350 sq ft



THE BAMBURGH — 4 BED DETACHED

Briefly comprising an entrance hall leading to a generous sized study, large lounge and extremely well-proportioned living kitchen, dining and family room, utility and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The large master bedroom also features its own en-suite bathroom. The property is completed with a single garage at the side of the property. The gardens are landscaped to the front and rear of the property.

THE BAMBURGH – 4 BED DETACHED

PLOTS 30, 31, 36, 37 & 40

GROUND FLOOR

Living Room	4.1m x 4.3m	13.5ft x 14.2ft
Study	3.1m x 1.9m	10.2ft x 6.4ft
Kitchen/Dining Space	4.1m x 6.4m	13.5ft x 21ft
Utility	1.9m x 2.1m	6.2ft x 6.9ft

FIRST FLOOR

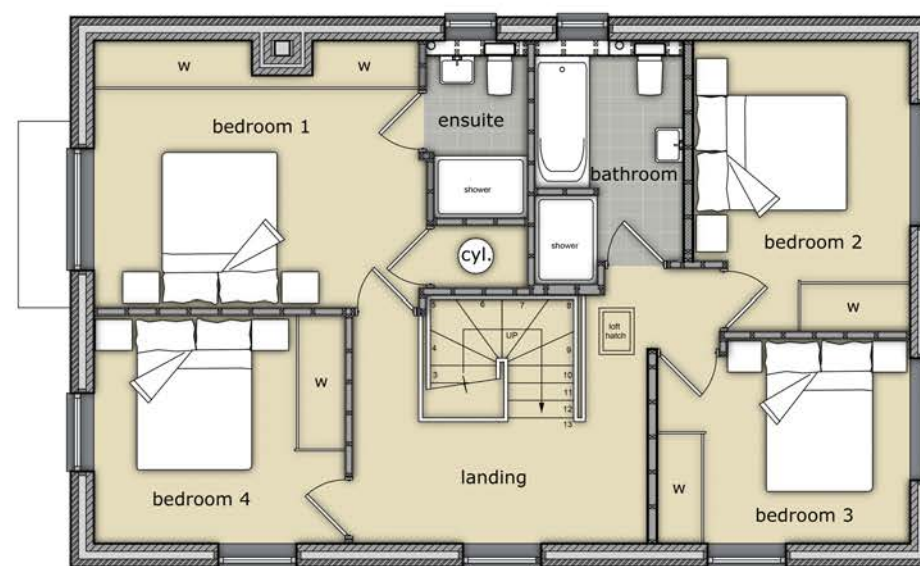
Bedroom 1	3.4m x 4.1m	11.2ft x 13.6ft
Ensuite	2.3m x 1.3m	7.5ft x 4.3ft
Bedroom 2	2.7m x 3.7m	9.1ft x 12.1ft
Bedroom 3	3.2m x 2.6m	10.6ft x 8.5ft
Bedroom 4	3.2m x 2.9m	10.5ft x 9.5ft
Bathroom	3.1m x 1.9m	10.2ft x 6.2ft

* at widest point

GROUND FLOOR



FIRST FLOOR



TOTAL AREA:

136 sq m

1465 sq ft



THE WINCHESTER — 4 BED DETACHED

Briefly comprising an impressive entrance hall, a large lounge leading on to the study, an extremely well-proportioned living kitchen, family and dining room, utility room and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its own en-suite bathroom. The property is completed with an integral single garage. The gardens are landscaped to the front and rear of the property.

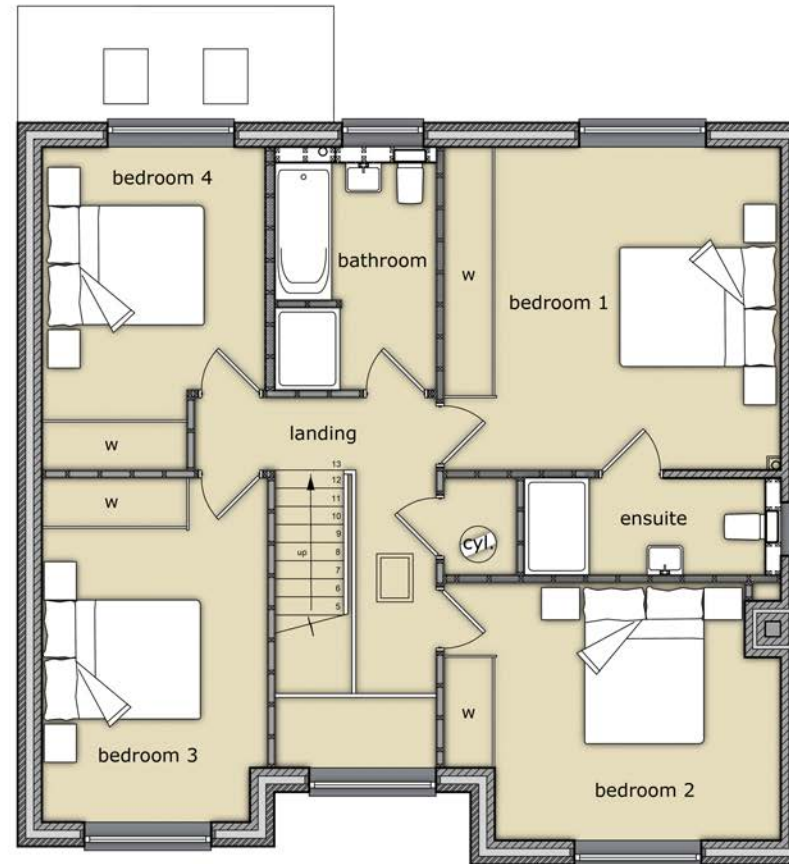
THE WINCHESTER — 4 BED DETACHED

PLOTS 1, 29, 41, 42

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Garage	5.2m x 2.9m	17.3ft x 9.5ft
Living Room	4.4m x 4.1m	14.5ft x 13.5ft
Study	2.3m x 2.2m	7.7ft x 7.5ft
Dining Room/Family Space	4.5m x 3.2m	14.8ft x 10.7ft
Kitchen	3.9m* x 3.7m*	13ft x 12.3ft
Utility	2.3m x 1.5m	7.7ft x 5.1ft

FIRST FLOOR

Bedroom 1	4.1m* x 4m	13.6ft x 13ft
Ensuite	3.2m* x 1.2m	10.7ft x 3.9ft
Bedroom 2	4.1m* x 3.1m*	13.6ft x 10.3ft
Bedroom 3	4.2m x 2.7m	13.9ft x 9.1ft
Bedroom 4	3.9m x 2.7m	13ft x 9.0ft
Bathroom	3.0m x 2.0m	9.8ft x 6.6ft

* at widest point

TOTAL AREA:

140 sq m

1511 sq ft



THE WARWICK – 5 BED DETACHED

Briefly comprising an impressive entrance hall, a large lounge, an extremely large, well-proportioned living kitchen, family and dining room, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and five generous bedrooms. The master bedroom also features its own en-suite bathroom. The property is completed with an integral double garage. The gardens are landscaped to the front and rear of the property.

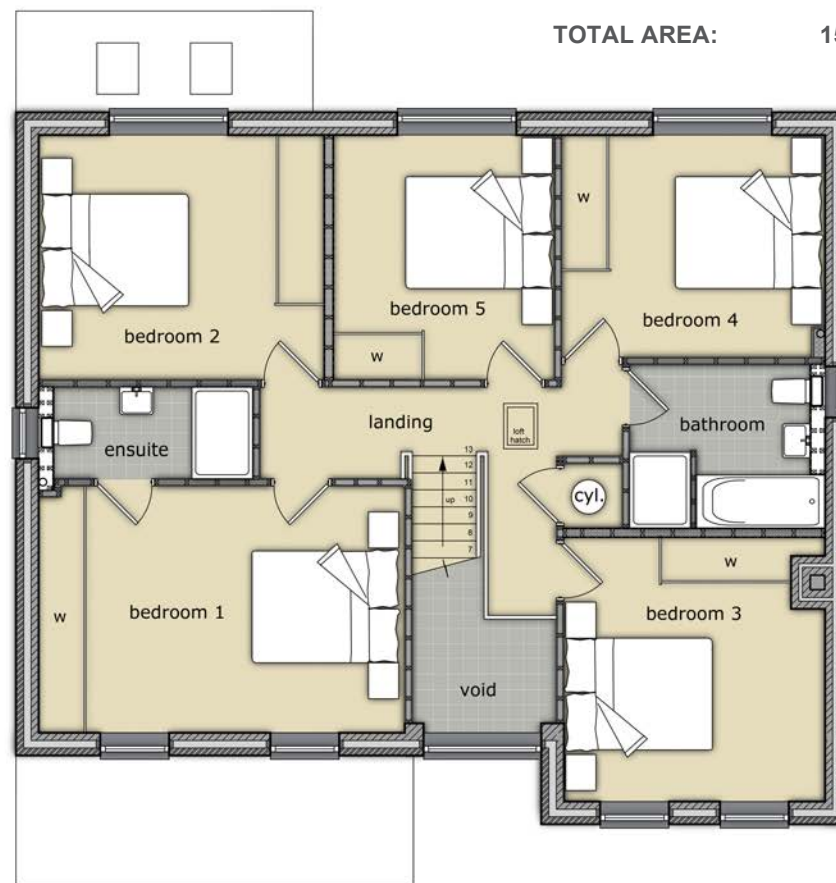
THE WARWICK – 5 BED DETACHED

PLOTS PLOTS 28, 32, 33, 34, 35, 43

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Dining/Family Room	5.6m x 3.2m	18.4ft x 10.7ft
Kitchen Space	4.2m x 3.9m	14ft x 12.9ft
Study Space	2.9m x 1.9m	9.6ft x 6.2ft
Utility	1.9m x 1.8m	6.4ft x 6.1ft
Living Room	5.0m x 3.4m	16.4ft x 11.1ft
Double Garage	5.3m x 4.9m	17.4ft x 16.1ft

FIRST FLOOR

Bedroom 1	4.8m x 3.2m	15.8ft x 10.6ft
Ensuite	2.8m x 1.2m	9.2ft x 3.9ft
Bedroom 2	3.7m x 3.4m	12.3ft x 10.5ft
Bedroom 3	3.4m x 3.4m	11.1ft x 11.1ft
Bedroom 4	3.4m x 2.9m	11.3ft x 9.5ft
Bedroom 5	3.2m x 2.8m	10.5ft x 9.4ft
Bathroom	2.6m x 2.2m	8.5ft x 7.2ft

* at widest point

TOTAL AREA: 157 sq m 1690 sq ft

SPECIFICATIONS

- The whole home is finished to an exceptional standard with a high level of detail in all areas.
- Bi-fold doors fitted as standard in your home.
- Oak doors fitted internally as standard.
- Underfloor heating is fitted to the ground floor as standard in all detached homes.
- All bathroom areas are part-tiled and fitted with contemporary fittings and sanitaryware.
- Carpets are fitted throughout your Meadowview Home, with the exception of the hall, kitchen, bathroom, en-suite and guest cloakroom which are tiled or hard floors.
- Lighting will be fitted on appropriate external walls.
- A full burglar alarm system is fitted throughout the home.
- All gardens are turfed with a patio laid at no extra cost, boundary fences are also included.

KITCHEN SPECIFICATION

Each Meadowview home is unique and has been designed with the modern family in mind. The images shown within this brochure show a proposed finish and style of the home. 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.

All our kitchens include:

- Kitchen units with a choice of doors and handles.
- Soft close doors and drawers.
- Neff appliances fitted throughout.
- 4 ring induction hob.
- State of the art sink and mixer tap.
- Plumbing for a washing machine and tumble dryer.

* Speak to our sales team about a full list of standard specification items.







Meadowview Homes

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