



MEADOWVIEW  
Homes

# HIGHFIELDS FARM

Littleover  
DE23 3AA

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



A PASSION FOR *quality* LIVING



# IN BRIEF

Highfields Farm is the perfect setting for buyers wishing to settle in a quiet suburban location within easy reach of Derby city centre. The village offers an assortment of pubs, restaurants and supermarkets as well as excellent primary and secondary schools, including the brand new Highfields Academy within a short walk of the development.

The nearby Derby city centre features an excellent array of designer and high street stores within the Derbion shopping centre in addition to the boutique shops and independent cafes in the trendy Sadler Gate area. The city also plays host to a range of cultural institutions including Derby Theatre, the QUAD cinema and Derby Museum and Art Gallery.

Highfields Farm is exceptionally well placed for commuters requiring access to major road networks, including the A38 (2 minutes away) and the A50 that provides access to both the M1 to the East and the M6 to the West. Meanwhile, Derby railway station offers regular direct services to Nottingham, Birmingham New Street, London St Pancras and Sheffield.

## **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.





HIGHFIELDS FARM, LITTLEOVER, DERBYSHIRE DE23 3AA



## THE OXFORD — 4 BEDROOM SEMI-DETACHED

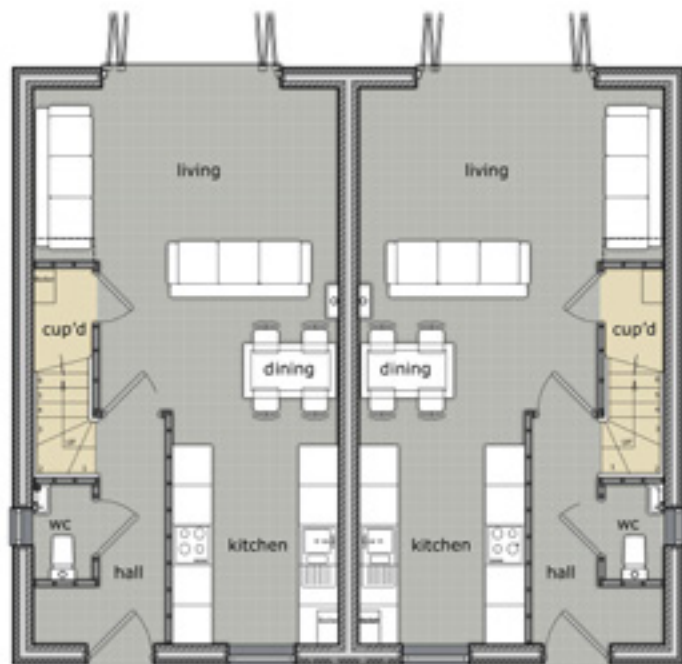
Briefly comprising an entrance hall leading to an open plan living kitchen and dining area and a downstairs toilet, on the first floor a good-sized family bathroom and two bedrooms along with a useful home office / 4th bedroom. The large master bedroom is situated on the second floor and features its' own en-suite bathroom. The property has parking in front of the home. The gardens are landscaped to the front and rear of the property.



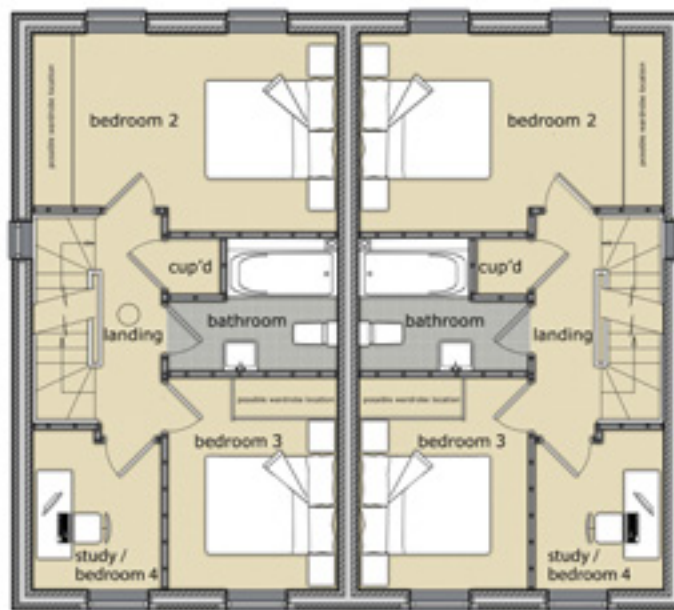
# THE OXFORD – 4 BEDROOM SEMI-DETACHED

PLOTS 11, 12, 33, 34, 37, 38

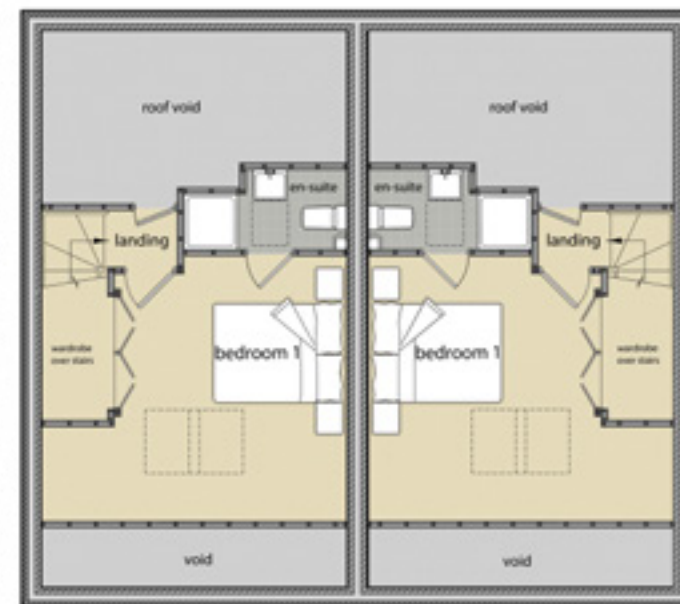
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR		
Kitchen	2.5 x 3.4m	8.1 x 11.2ft
Living / Dining Room	4.6 x 5m	15.1 x 16.4ft
Downstairs Toilet	0.9 x 1.5m	2.9 x 4.8ft

FIRST FLOOR		
Bed 2	4.5 x 2.8m	14.8 x 9.2ft
Bathroom	2.5* x 1.9m	8.3 x 6.2ft
Study / Bed 4	1.9 x 2.4m	6.3 x 7.8ft
Bed 3	2.5 x 3.2m	8.3 x 10.4ft

SECOND FLOOR		
Bedroom 1	3.9 x 3.5m **	12.8 x 11.5ft
En-suite	2.3 x 1.2m	7.5 x 3.9ft
** at widest point		
TOTAL AREA:	98 sq m	1060 sq ft



## THE DURHAM — 4 BEDROOM SEMI-DETACHED

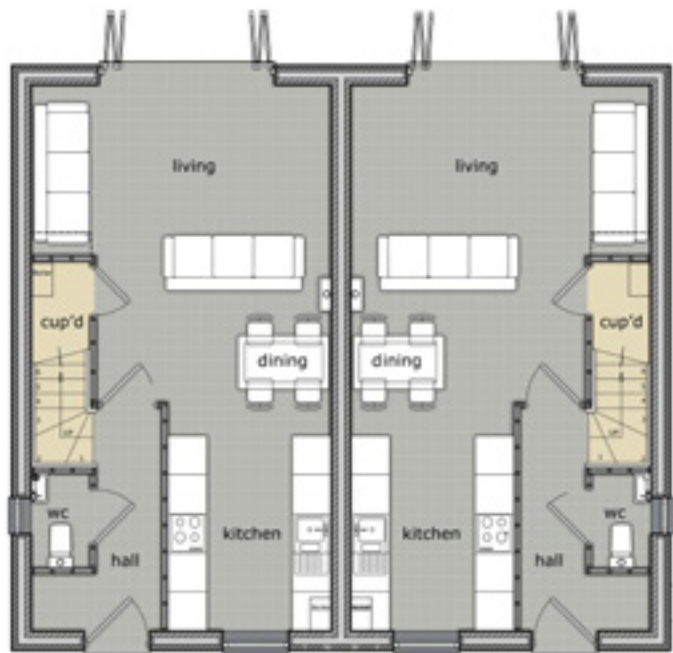
Briefly comprising an entrance hall leading to an open plan living kitchen, dining area and a downstairs toilet, on the first floor a good-sized family bathroom and two bedrooms with a useful home office / 4th bedroom. The large master bedroom is situated on the second floor and features its' own en-suite bathroom. The property has parking in front of the home. The gardens are landscaped to the front and rear of the property.



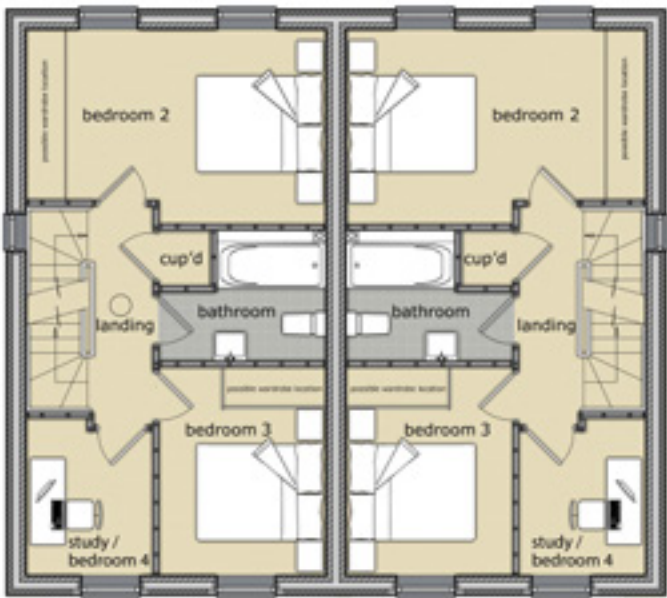
# THE DURHAM – 4 BEDROOM SEMI-DETACHED

PLOTS 3, 4, 5, 6, 7, 8, 27, 28, 29, 30, 39, 40, 42 & 43

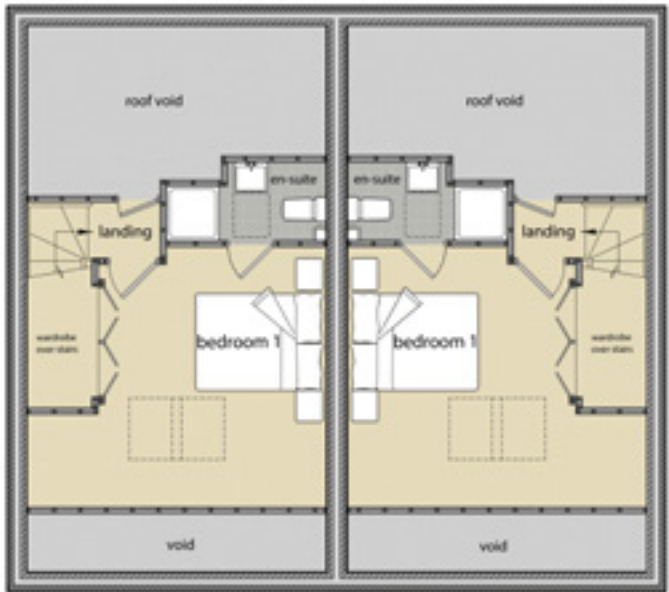
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR		
Living / Dining Room	6 x 5m	19.7 x 16.4ft
Kitchen	2.5 x 3.4m	8.1 x 11.2ft
Downstairs Toilet	0.9 x 1.5m	2.9 x 4.8ft

FIRST FLOOR		
Bed 2	4.5 x 2.8m	14.9 x 9.2ft
Bathroom*	*2.5 x 1.9m	8.3 x 6.2ft
Bed 3*	2.5 x 3.2m*	8.2 x 10.5ft
Study / Bed 4	1.9 x 2.4m	6.3 x 7.8ft

SECOND FLOOR		
Bed 1	3.9 x 3.5m	12.8 x 11.5ft
En-suite	2.3 x 1.2m	7.5 x 3.9ft
* at widest point		
TOTAL AREA:	98 sq m	1060 sq ft



## THE CHEPSTOW – 3 BEDROOM 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 with parking in front of the garage. The gardens are landscaped to the front and rear of the property.



# THE CHEPSTOW – 3 BEDROOM DETACHED

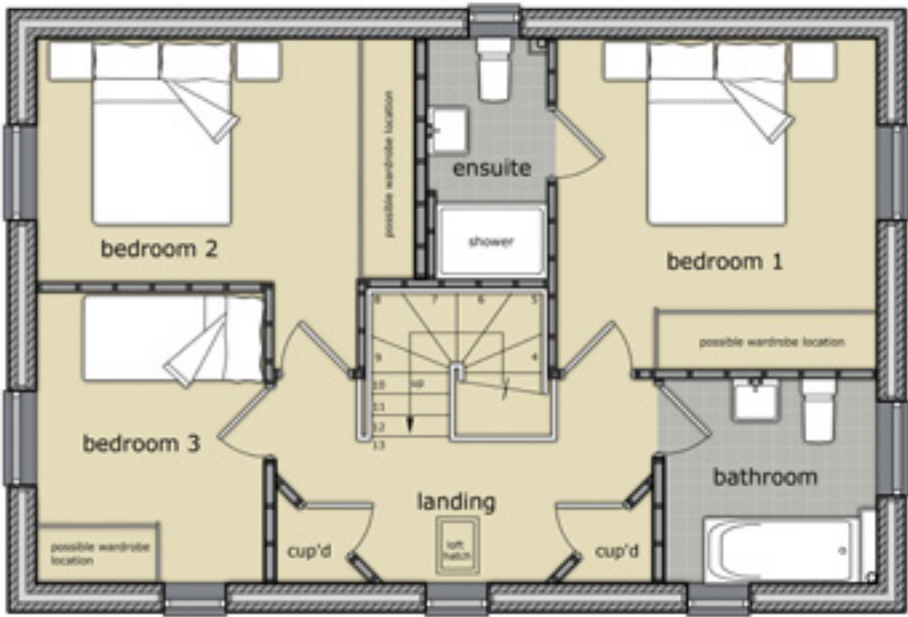
PLOT 36

GROUND FLOOR



GROUND FLOOR		
Living Room	3.4 x 5.7m	11.2 x 18.8ft
Kitchen Diner	3.4 x 5.7m	11.2 x 18.8ft
Utility	1.9 x 1.5m	6.2 x 5ft
Downstairs Toilet	1.9 x 0.9m	6.2 x 3ft

FIRST FLOOR



FIRST FLOOR		
Bed 1 *	3.4 x 3.5m	11.3 x 11.5ft
Ensuite	1.3 x 2.5m	4.3 x 8.3ft
Bed 2	4 x 2.6m	13.1 x 8.5ft
Bed 3	2.4 x 3.1m	8 x 10.1ft
Bathroom	2.3 x 2.1m	7.4 x 7ft
* at widest point		
TOTAL AREA:	104 sq m	1130 sq ft



## THE CONWY – 3 BEDROOM DETACHED

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



# THE CONWY – 3 BEDROOM DETACHED

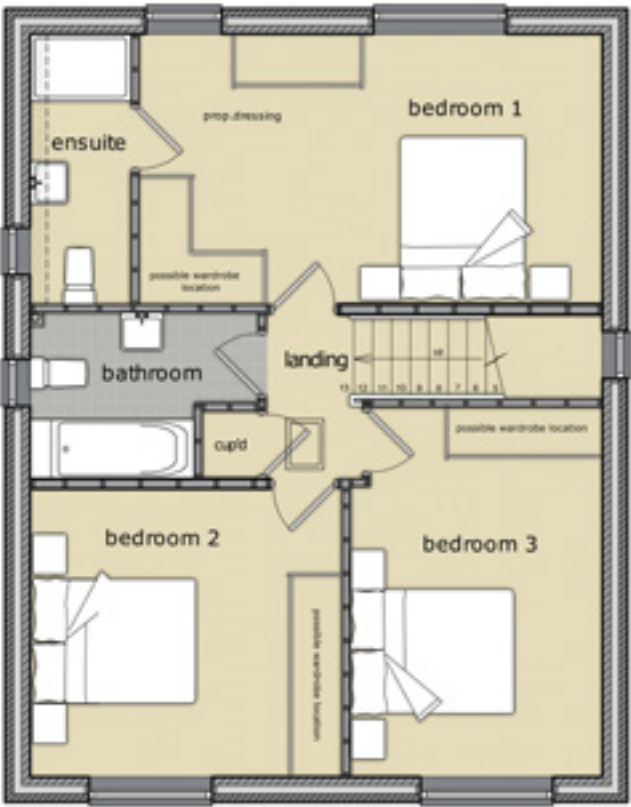
PLOTS 26, 32 & 35

GROUND FLOOR



GROUND FLOOR		
Living / Dining Room	6.8 x 5.2m	22.2 x 17.1ft
Kitchen	2.8 x 3.6m	9.2 x 11.7ft
Downstairs Toilet	1.6 x 1m	5.3 x 3.3ft

FIRST FLOOR



FIRST FLOOR		
Bed 1	5.5 x 3.2m	18.2 x 10.5ft
Ensuite	1.2 x 3.2m	3.9 x 10.5ft
Bed 2	3.7 x 3.4m	12.1 x 11.2ft
Bed 3	3 x 4.4m	9.8 x 14.4ft
Bathroom	2.7 x 1.9m	8.8 x 6.2ft
TOTAL AREA:	106 sq m	1150 sq ft



## THE CANTERBURY — 4 BEDROOM DETACHED

Briefly comprising an entrance hall leading to a large lounge, a well-proportioned kitchen and dining space, 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. There is a single integral garage and parking in front of the home on its own driveway. The gardens are landscaped to the front and rear of the property.



# THE CANTERBURY – 4 BEDROOM DETACHED

PLOT 14

GROUND FLOOR



GROUND FLOOR		
Living Room	3.3 x 4.5m	10.7 x 14.8ft
Kitchen Diner	7.3 x 3.4m	24 x 11.2ft
Utility	1.7 x 1.6m	5.5 x 5.1ft
Downstairs Toilet	1 x 1.6m	3.3 x 5.1ft

FIRST FLOOR



FIRST FLOOR		
Bed 1	4.5* x 3.1m	14.9 x 10.2ft
Ensuite	2.6 x 1.2m	8.6 x 4ft
Bed 2	3.6 x 3.4m	11.8 x 11.2ft
Bed 3	3.6 x 2.7m	11.9 x 8.9ft
Bed 4	2.7 x 3.6m	8.8 x 11.9ft
Bathroom	2.6 x 1.7m	8.6 x 5.6ft
* at widest point		
TOTAL AREA:	124 sq m	1335 sq ft



## THE COLCHESTER — 4 BEDROOM 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 and parking for two cars in front of the garage. The gardens are landscaped to the front and rear of the property.



# THE COLCHESTER – 4 BEDROOM DETACHED

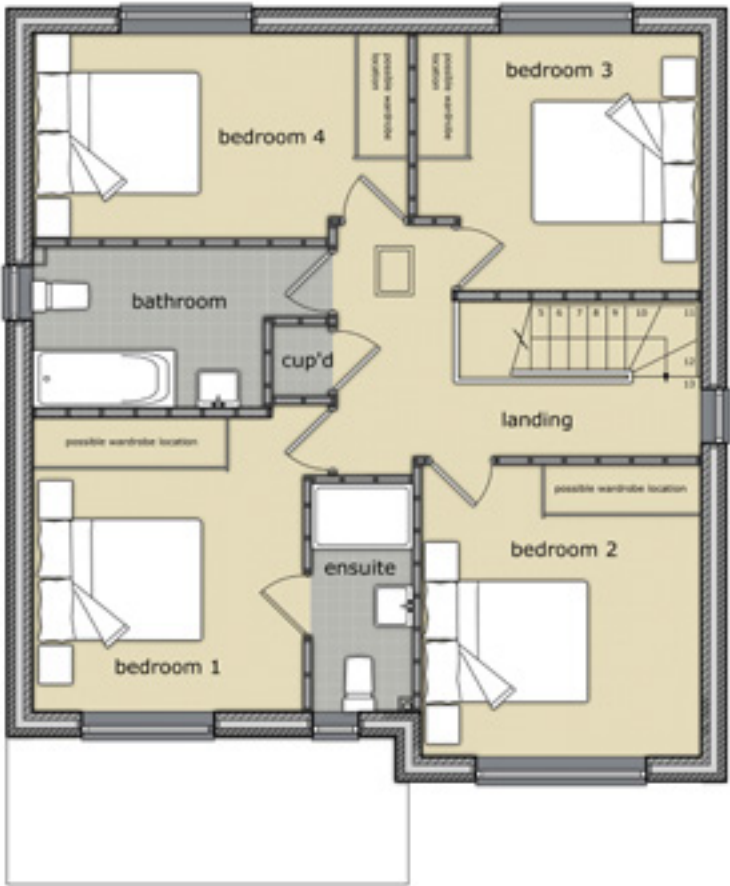
PLOT 13

GROUND FLOOR



GROUND FLOOR		
Living Room	3.5 x 4.5m	11.6 x 14.8ft
Kitchen Diner	7.9 x 3.2m	25.9 x 10.7ft
Utility	1.8 x 1.5m	5.9 x 4.9ft
Downstairs Toilet	0.9 x 1.5m	3.1 x 4.9ft

FIRST FLOOR



FIRST FLOOR		
Bed 1	3.1 x 3.6m	10.2 x 11.7ft
Ensuite	1.2 x 2.7m	3.9 x 8.9ft
Bed 2	3.3 x 3.5m	10.7 x 11.6ft
Bed 3	3.3 x 3.1m	10.8 x 10.2ft
Bed 4	4.4 x 2.5m	14.6 x 8.2ft
Bathroom	3.4* x 1.8m	11.1 x 5.9ft
* at widest point		
TOTAL AREA:	125 sq m	1350 sq ft



## THE RICHMOND – 4 BEDROOM DETACHED

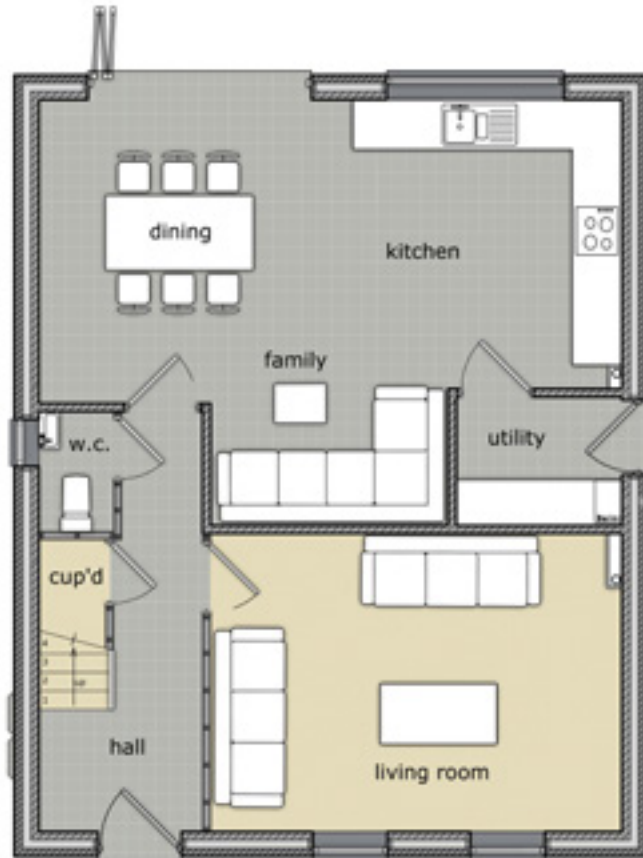
Briefly comprising an entrance hall leading to a large lounge an extremely well-proportioned living kitchen, dining and family room, utility and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The large master bedroom also features its' own en-suite bathroom. The 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 RICHMOND – 4 BEDROOM DETACHED

PLOTS 23 & 24

## GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining	7 x 3.6m	22.9 x 11.8ft
Family Space	1.4 x 2.8m	4.6 x 9.2ft
Living Room	4.9 x 3.5m	16.2 x 11.6ft
Utility Room	1.9 x 1.6m	6.4 x 5.3ft
Downstairs Toilet	0.9 x 1.4m	2.9 x 4.6ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	4.2 x 3.4m*	13.9 x 11.2ft
Ensuite	2.7 x 1.2m	9 x 3.9ft
Bed 2	2.6 x 3.4m	8.6 x 11.1ft
Bathroom	2* x 1.8m	6.7 x 5.9ft
Bed 3*	2.6 x 3.4m	8.5 x 11.2ft
Bed 4*	3.1 x 2.7m	10.3 x 8.8ft
** at widest point		
<b>TOTAL AREA:</b>	<b>125 sq m</b>	<b>1350 sq ft</b>



## THE BAMBURGH – 4 BEDROOM DETACHED WITH SINGLE GARAGE

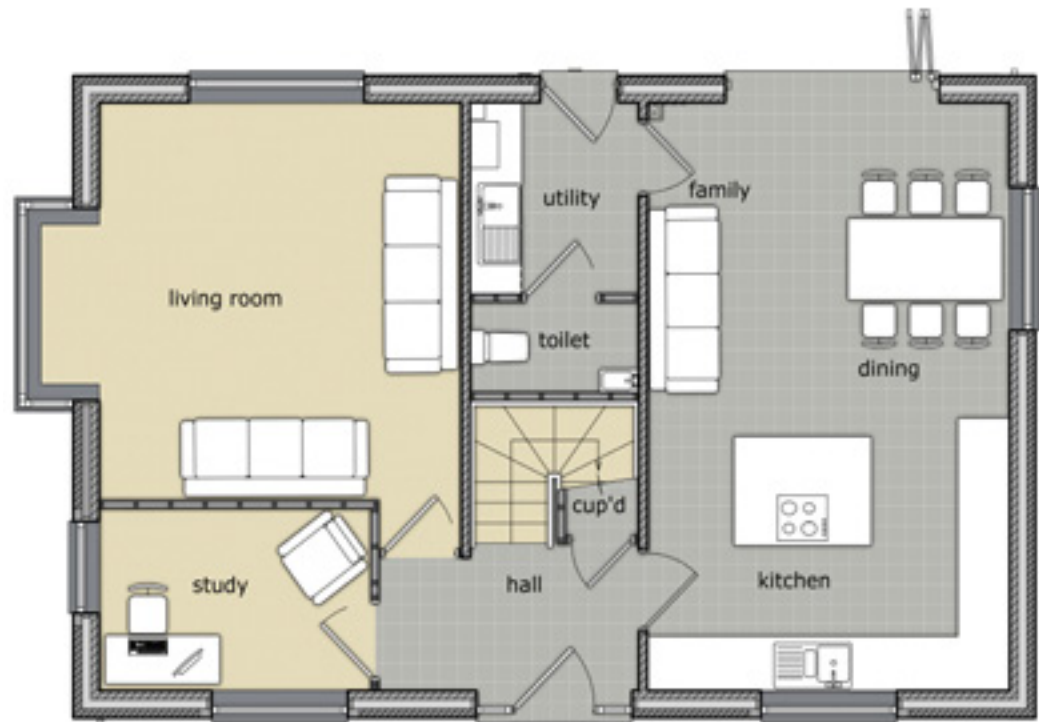
Briefly comprising an entrance hall leading to the downstairs toilet, a well-proportioned kitchen and dining space and the lounge with a feature bay window, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. There is a single detached garage and two parking spaces in front of the garage. The gardens are landscaped to the front and rear of the property.



# THE BAMBURGH – 4 BEDROOM DETACHED

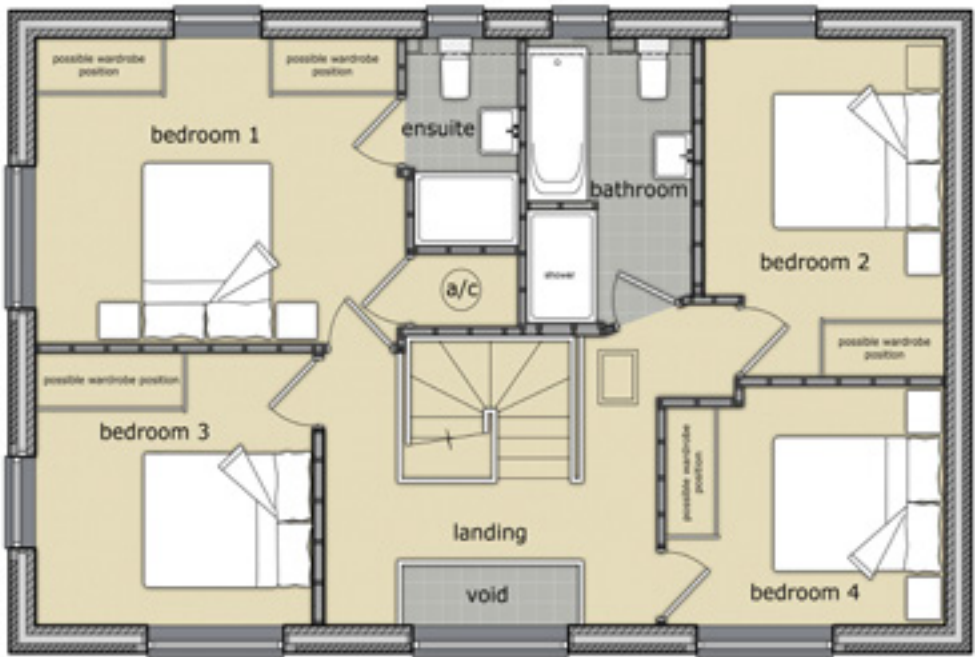
PLOTS 9 & 10

## GROUND FLOOR



GROUND FLOOR		
Living Room	4.1 x 4.3m	13.4 x 14.3ft
Kitchen Diner	4.1 x 6.4m*	13.5 x 21.1ft
Study	2.9 x 2m	9.5 x 6.5ft
Utility	1.9 x 2.1m	6.4 x 6.8ft
Downstairs Toilet	1.9 x 1m	6.4 x 3.2ft
* excluding bay		

## FIRST FLOOR



FIRST FLOOR		
Bed 1	4.1 x 3.3m	13.5 x 11ft
Bed 2	2.8 x 3.7m	9.1 x 12.2ft
Bed 3	3.2 x 3m	10.4 x 9.8ft
Bed 4	3.2 x 2.6m	10.5 x 8.6ft
Bathroom	1.9 x 3.1m	6.3 x 10.2ft
TOTAL AREA:	137 sq m	1475 sq ft



## THE WINCHESTER — 4 BEDROOM DETACHED

Briefly comprising an impressive entrance hall, a large lounge, study and 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.



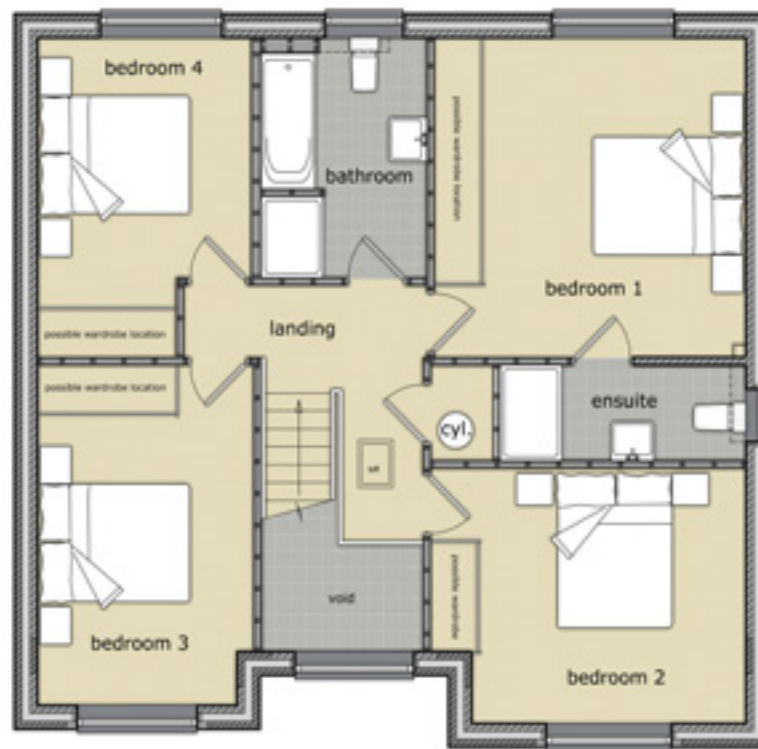
# THE WINCHESTER – 4 BEDROOM DETACHED

PLOTS 2, 16, 18, 25, 31 & 41

## GROUND FLOOR



## FIRST FLOOR



GROUND FLOOR		
Kitchen / Family / Dining	6.3 x 4.5m	23 x 16.9ft
Living Room	4 x 4.3m	13.2 x 14.2ft
Utility Room	2 x 1.7m	6.6 x 5.6ft
Downstairs Toilet	1 x 1.6m	3.3 x 5.2ft
Study	2.5 x 2.2m	8.5 x 7.2ft

FIRST FLOOR		
Bed 1	4 x 4m	13.1 x 13ft
Ensuite	3.1 x 1.2m	10.2 x 3.9ft
Bed 2	4 x 3.2m	13.1 x 10.4ft
Bathroom	2.1 x 3m	7 x 9.8ft
Bed 3	2.8 x 4.2m	9.1 x 13.9ft
Bed 4	2.8 x 4m	9 x 13.1ft
* at widest point		
<b>TOTAL AREA:</b>	<b>140 sq m</b>	<b>1517 sq ft</b>



## THE WARWICK – 5 BEDROOM 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 and bedroom two feature en-suite bathrooms. The property is completed with an integral double garage. The gardens are landscaped to the front and rear of the property.



# THE WARWICK – 5 BEDROOM DETACHED

PLOTS 21

GROUND FLOOR



GROUND FLOOR		
Kitchen / Family / Dining	7.2 x 5.6m	23.8 x 18.4ft
Living Room	3.4 x 5m	11.1 x 16.5ft
Utility Room	2 x 1.6m	6.5 x 5.2ft
Downstairs Toilet	0.9 x 1.6m	2.9 x 5.2ft
Study	3 x 2.6m	9.8 x 8.5ft

FIRST FLOOR



FIRST FLOOR		
Bed 1	4.6 x 3.7m	15.2 x 12.1ft
Ensuite	2.7 x 1.2m	8.9 x 3.9ft
Bed 2	3.7 x 3.1m	12.1 x 10.2ft
Ensuite	2.7 x 1.2m	8.9 x 3.9ft
Bathroom	2.5 x 2.5m	8.3 x 8.3ft
Bed 3	3.4 x 3.3m	11.1 x 10.9ft
Bed 4	3.5 x 2.7m	11.5 x 8.8ft
Bed 5	2.8 x 3.1m	9.2 x 10.2ft
* at widest point		
TOTAL AREA:	165 sq m	1785 sq ft



## THE HAMPTON – 5 BEDROOM DETACHED

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



# THE HAMPTON – 5 BEDROOM DETACHED

PLOTS 15, 17, 22 & 44

## GROUND FLOOR



GROUND FLOOR		
Living Room	4.8 x 3.7m	15.8 x 12.1ft
Kitchen / Family / Dining	7.3 x 5.4m*	23.8 x 12.6ft
Downstairs Toilet	0.9 x 2.1m	2.9 x 6.8ft
Utility Room	1.8 x 2.1m	5.9 x 6.8ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	4.8 x 3.3m	15.8 x 10.8ft
Ensuite	2.9 x 1.2m	9.4 x 4ft
Bed 2	3.8 x 2.8m	12.4 x 9.1ft
Bed 3	3.2 x 3m	10.5 x 9.8ft
Bathroom	3.7* x 2.2m	12.1 x 7.4ft
Bed 4	2.9 x 3.4m	9.5 x 11.3ft
Bed 5	3.5* x 2.8m	11.5 x 9.2ft
* at widest point		
<b>TOTAL AREA:</b>	<b>136 sq m</b>	<b>1790 sq ft</b>



## THE WORCESTER — 5 BEDROOM DETACHED

Briefly comprising an impressive entrance hall leading to a large lounge and 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 five 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 WORCESTER – 5 BEDROOM DETACHED

PLOTS 1 & 20

## GROUND FLOOR



GROUND FLOOR		
Kitchen / Family / Dining	7.3 x 5.4m	23.8 x 17.8ft
Living Room	4.8 x 3.7m	15.8 x 12.1ft
Utility Room	1.8 x 2.1m	5.9 x 6.8ft
Downstairs Toilet	0.9 x 2.1m	2.9 x 6.8ft
Study	3.7 x 2.3m	12.1 x 7.5ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	4.8 x 3.3m	15.8 x 10.8ft
Ensuite	2.9 x 1.2m	9.4 x 4.1ft
Bed 2	3.8 x 2.8m	12.5 x 9.1ft
Bathroom	2.8* x 2.2m	9.3 x 7.4ft
Bed 3	3.3 x 3m	10.8 x 9.8ft
Bed 4*	2.9 x 3.4m	9.5 x 11.3ft
Bed 5	2.8 x 3.5m	9.3 x 11.6ft
* at smallest point		
<b>TOTAL AREA:</b>	<b>166 sq m</b>	<b>1790 sq ft</b>



## THE GUILDFORD – 5 BEDROOM DETACHED

Briefly comprising an entrance hall leading to a generous sized lounge and then an extremely well-proportioned living kitchen, dining and family space, utility, downstairs toilet and study. On the first floor there is a good-sized family bathroom, five bedrooms and two ensuite bathrooms. The property is completed with a double integral garage. The gardens are landscaped to the front and rear of the property.



# THE GUILDFORD – 5 BEDROOM DETACHED

PLOT 19

## GROUND FLOOR



GROUND FLOOR		
Living Room	3.4 x 4.7m	11.2 x 15.6ft
Kitchen / Dining	7.3 x 5.6m	24 x 18.4ft
Downstairs Toilet	0.9 x 1.6m	2.9 x 5.2ft
Study	1.8 x 2.2m	5.9 x 7.2ft
Utility	2.9 x 1.5m	9.5 x 4.9ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	4.6 x 3.7m	15.2 x 12.1ft
Ensuite	2.7 x 1.2m	8.9 x 3.9ft
Bed 2	3.7 x 3.2m	12.1 x 10.4ft
Ensuite	2.7 x 1.2m	8.9 x 3.9ft
Bed 3	3.4 x 3.3m	11.1 x 10.9ft
Bathroom	2.5 x 2.5m	8.2 x 8.3ft
Bed 4	3.5 x 2.7m	11.5 x 8.8ft
Bed 5	2.8 x 3.1m	9.2 x 10.2ft
* at widest point		
<b>TOTAL AREA:</b>	<b>136 sq m</b>	<b>1785 sq ft</b>

# 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 and staircase fitted internally as standard.
- Underfloor heating is fitted to the ground floor as standard in all homes.
- All bathroom areas are part-tiled and fitted with contemporary fittings and sanitary ware.
- Lighting will be fitted on appropriate external walls.
- All gardens are turfed with a patio laid at no extra cost, boundary fences are also included as per the siteplan.

## 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.
- Selected Neff or Bosch appliances with upgrade options.
- 4 ring induction hob.
- Plumbing for a washing machine and tumble dryer.

## UPGRADE OPTIONS

Please see our specification and upgrade brochure for full details of the items that you can upgrade to in your new home.

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









# MEADOWVIEW

## Homes

Meadowview Homes, Oaklands, 103 Duffield Road, Derby, DE22 1AE  
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