



MEADOWVIEW  
Homes

# GLAPWELL GARDENS

GLAPWELL  
S44 5PY

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



A PASSION FOR *quality* LIVING

April 2025





# IN BRIEF

Glapwell Gardens is the perfect setting for buyers wishing to settle in a quiet countryside location within easy reach of Chesterfield and Mansfield. The village offers a pub, as well as the excellent Bramley Vale Primary School and Glapwell Nurseries that we are situated right next door to. We are designing and landscaping a unique and original open space area within the development for residents to enjoy and to link up our site to surrounding parts of the village.

With 64 homes on the development and our first homes already occupied, we look forward to showing you our uniquely designed homes, both inside and out.

The perfect location to enjoy the great outdoors with the Peak District, Chatsworth, Haddon Hall and Matlock just a few miles away.

Glapwell Gardens is exceptionally well placed for commuters requiring access to major road networks, including the M1 (5 minutes away) and the A38 that provides access to Nottingham and Derby to the South and Chesterfield along with Sheffield to the North.

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.





GLAPWELL GARDENS, CHESTERFIELD, DERBYSHIRE S44 5PY





## THE DURHAM – 4 BEDROOM SEMI-DETACHED

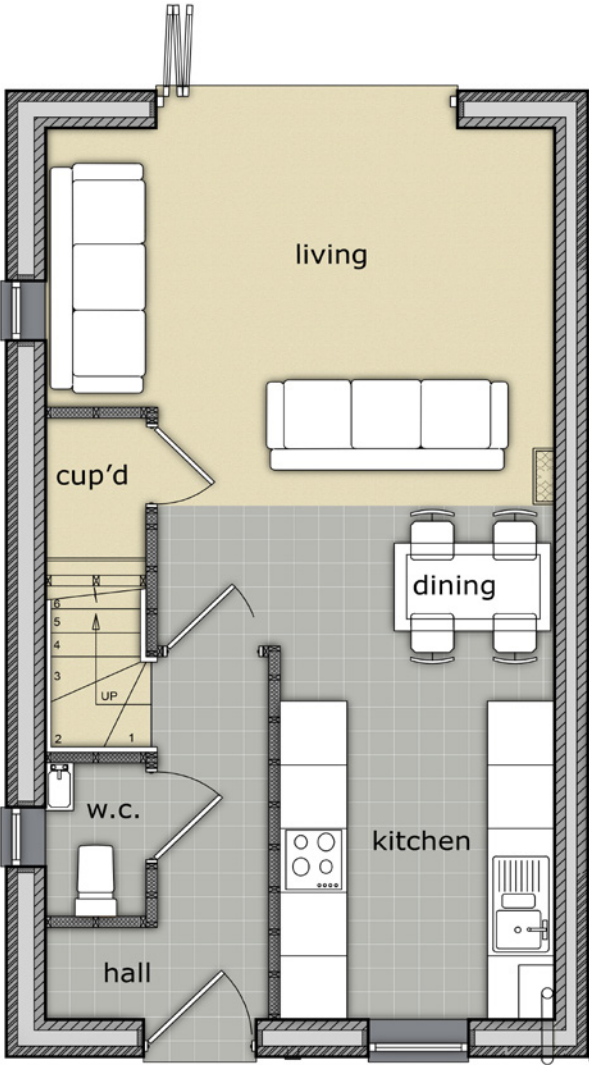
Briefly comprising an entrance hall leading to an open plan living kitchen, dining area and a downstairs toilet, on the first floor a good-sized family bathroom and two bedrooms with a useful home office / 4th bedroom. The large master bedroom is situated on the second floor and features its' own en-suite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



# THE DURHAM – 4 BEDROOM SEMI-DETACHED

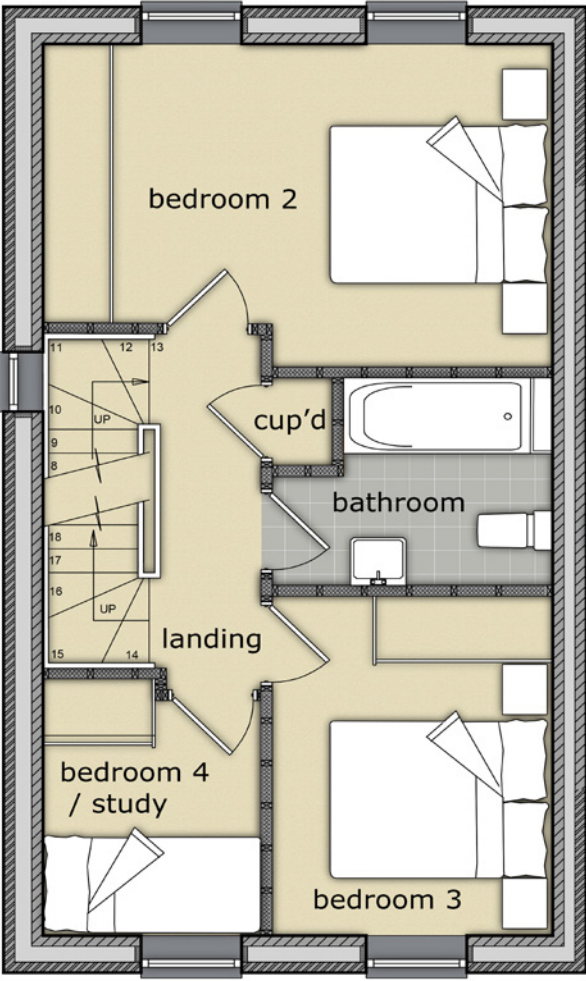
PLOTS 13,14,15,16,17,38,39

GROUND FLOOR



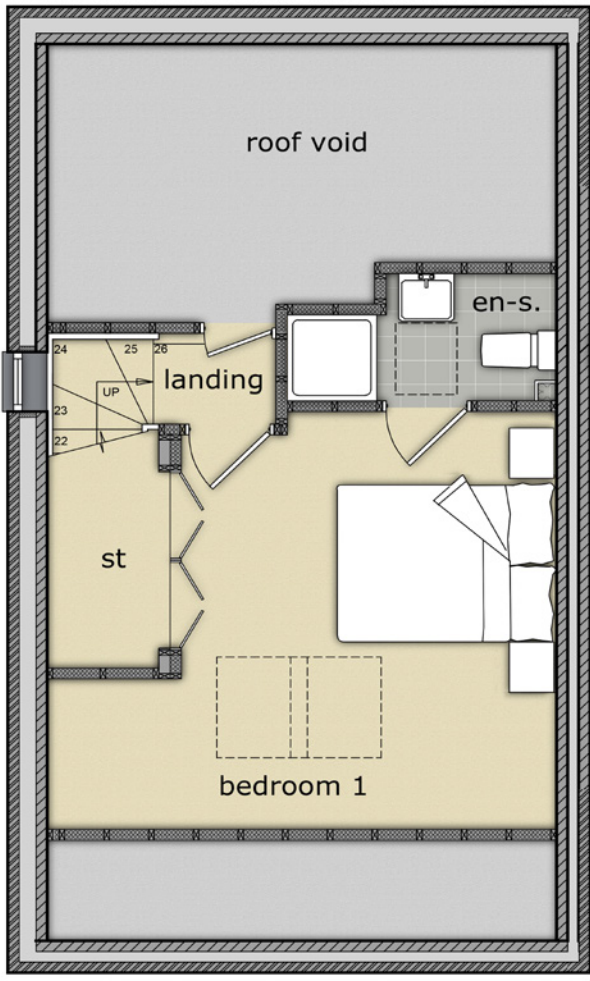
GROUND FLOOR		
Kitchen / Living / Dining Room	8.3 x 4.5m	27.2 x 14.8ft
Downstairs Toilet	0.8 x 1.4m	2.6 x 4.6ft

FIRST FLOOR



FIRST FLOOR		
Bed 2	4.5 x 3m	14.8 x 9.8ft
Bathroom	1.9* x 2.4m	6.2 x 7.9ft
Study / Bed 4	1.9 x 2.3m	6.2 x 7.5ft
Bed 3	3.1 x 2.4m	10.2 x 7.9ft

SECOND FLOOR



SECOND FLOOR		
Bedroom 1	3.9 x 4.5m **	12.8 x 14.8ft
En-suite	1.3 x 1.1m	4.3 x 3.6ft
** at widest point		
TOTAL AREA:	99 sq m	1071 sq ft





PLOTS 18,19,46,47

## THE FARNHAM – 3 BEDROOM SEMI-DETACHED

Briefly comprising a great sized entrance hall, a large lounge, a well-proportioned kitchen dining room, utility room and separate downstairs toilet. On the first floor a good-sized family bathroom and three good sized bedrooms. The master bedroom features its own en-suite bathroom. The property has two parking spaces. The gardens are landscaped to the front and rear of the property.



# THE FARNHAM – 3 BEDROOM SEMI-DETACHED

PLOTS 18,19,46,47

## GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining	4.3 x 3.5m	14.1 x 11.5ft
Living Room	3.4 x 5.9m	11.2 x 19.4ft
Utility Room	1.8 x 1.4m	5.9 x 4.6ft
Downstairs Toilet	1.4 x 1.5m	4.6 x 4.9ft
Cloakroom	1 x 1.5m	3.3 x 4.9ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	3.6 x 3.3m	11.8 x 10.8ft
Ensuite		
Bed 2	3.4 x 2.6m	11.2 x 8.5ft
Bathroom	2.2 x 2.1m	7.2 x 6.9ft
Bed 3	3.1 x 2.3m	10.2 x 7.5ft
* at widest point		
<b>TOTAL AREA:</b>	<b>103 sq m</b>	<b>1113 sq ft</b>





Plots 63 & 64 as shown above.

## THE FARNHAM – 3 BEDROOM DETACHED

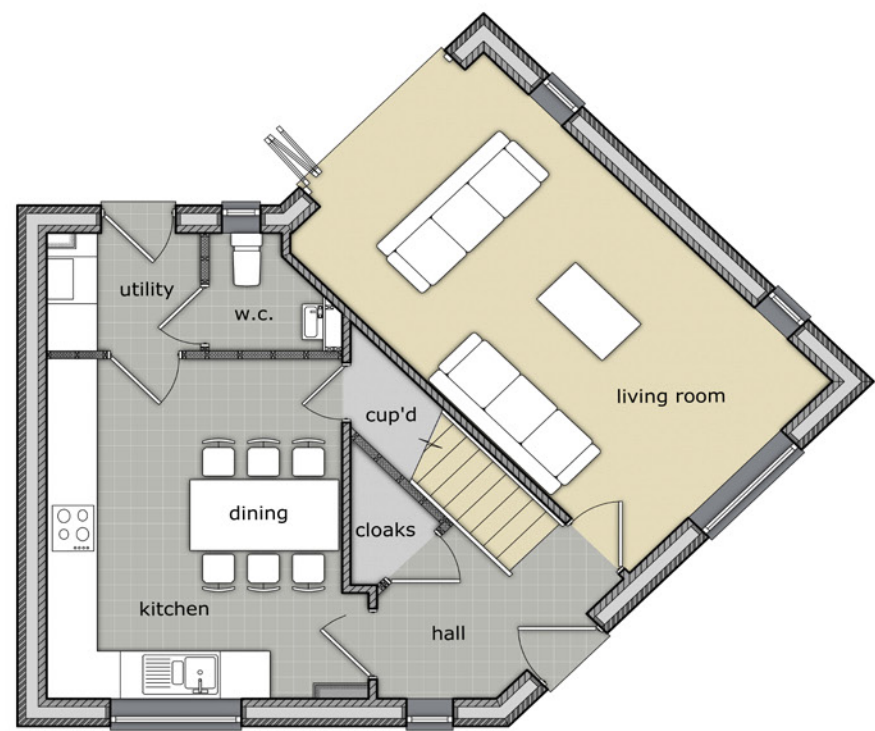
Briefly comprising a great sized entrance hall, a large lounge, a well-proportioned kitchen dining room, utility room and separate downstairs toilet. On the first floor a good-sized family bathroom and three good sized bedrooms. The master bedroom features its own en-suite bathroom. The property has two parking spaces. The gardens are landscaped to the front and rear of the property.



# THE FARNHAM – 3 BEDROOM DETACHED

PLOTS 63,64

## GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining	4.3 x 3.5m	14.1 x 11.5ft
Living Room	3.4 x 5.9m	11.2 x 19.4ft
Utility Room	1.8 x 1.4m	5.9 x 4.6ft
Downstairs Toilet	1.4 x 1.5m	4.6 x 4.9ft
Cloakroom	1 x 1.5m	3.3 x 4.9ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	3.6 x 3.3m	11.8 x 10.8ft
Ensuite		
Bed 2	3.4 x 2.6m	11.2 x 8.5ft
Bathroom	2.2 x 2.1m	7.2 x 6.9ft
Bed 3	3.1 x 2.3m	10.2 x 7.5ft
* at widest point		
TOTAL AREA:	103 sq m	1113 sq ft





Plots 40 & 41 Semi-Detached

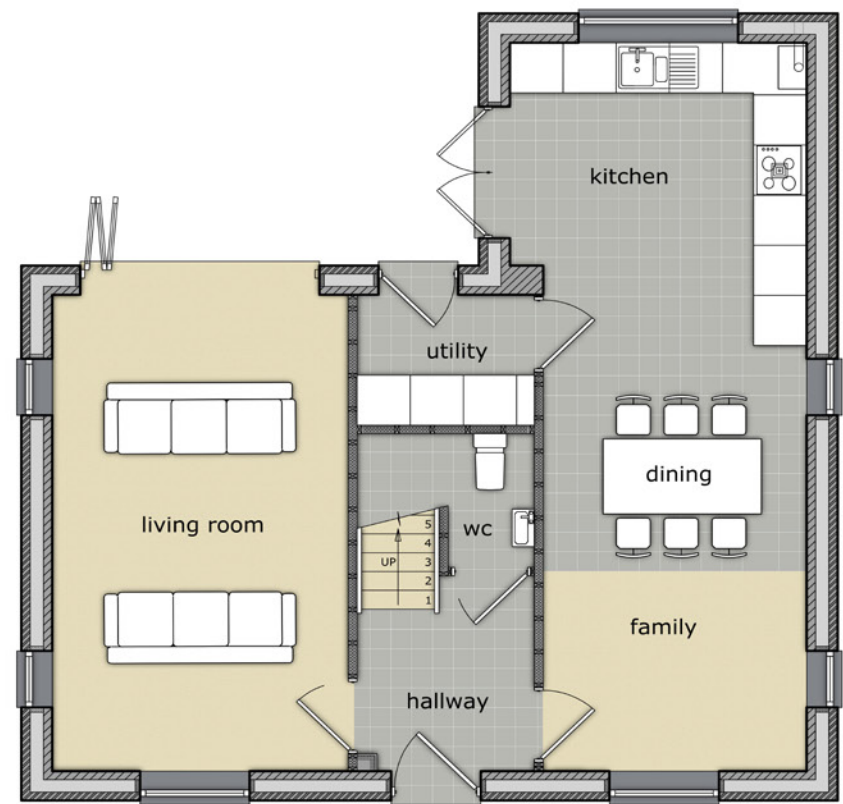
## THE ROCHESTER – 3 BEDROOM LINK DETACHED

Briefly comprising an impressive entrance hall, a large lounge, a large, well-proportioned living kitchen, family and dining room, utility room and downstairs toilet. On the first floor a good-sized family bathroom and three generous bedrooms. The master bedroom features an en-suite bathroom. The property is completed with covered parking. The gardens are landscaped to the front and rear of the property.

# THE ROCHESTER – 3 BEDROOM LINK DETACHED

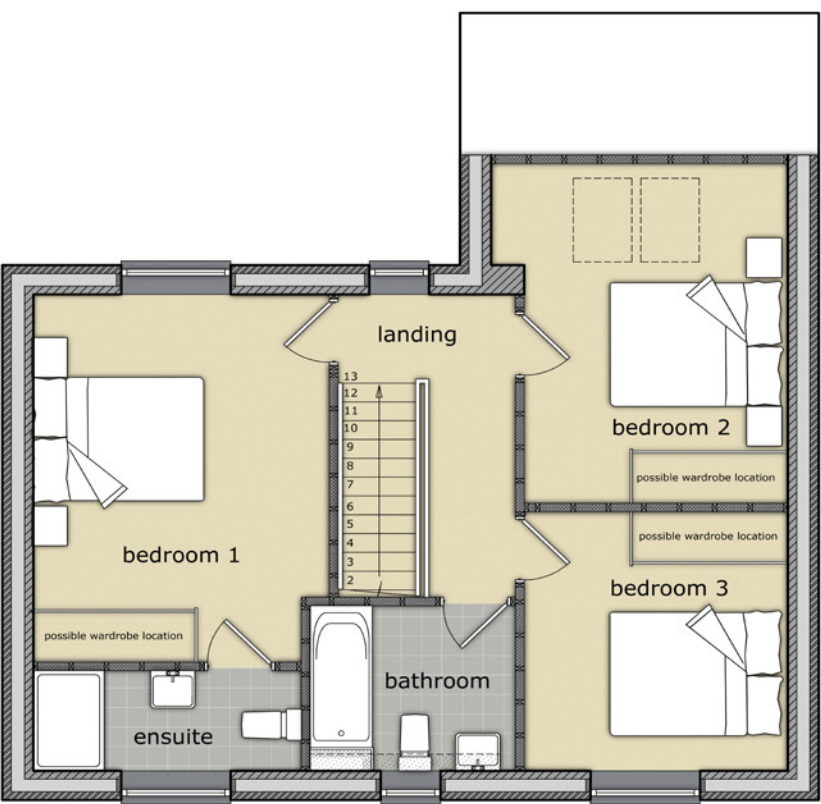
PLOTS 40,45 (2 parking spaces) 41,42,43 (covered parking spaces)

## GROUND FLOOR



GROUND FLOOR		
Kitchen	3.3 x 3.6m	10.8 x 11.8ft
Dining Area	5.0 x 2.9m	16.4 x 9.5ft
Living Room	3.2 x 5.6m	10.4 x 18.3ft
Utility Room	1.9 x 1.5m	6.2 x 4.9ft
Downstairs Toilet	0.9 x 1.5m	2.9 x 4.9ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	3.2 x 4.3m	10.4 x 14.1ft
Ensuite	2.9 x 1.1m	9.5 x 3.6ft
Bed 2	2.9 x 4.2m	9.5 x 13.7ft
Bathroom	2.2 x 1.9m	7.2 x 6.2ft
Bed 3	2.9 x 3.0m	9.8 x 9.5ft
* at widest point		
TOTAL AREA:	114 sq m	1225 sq ft





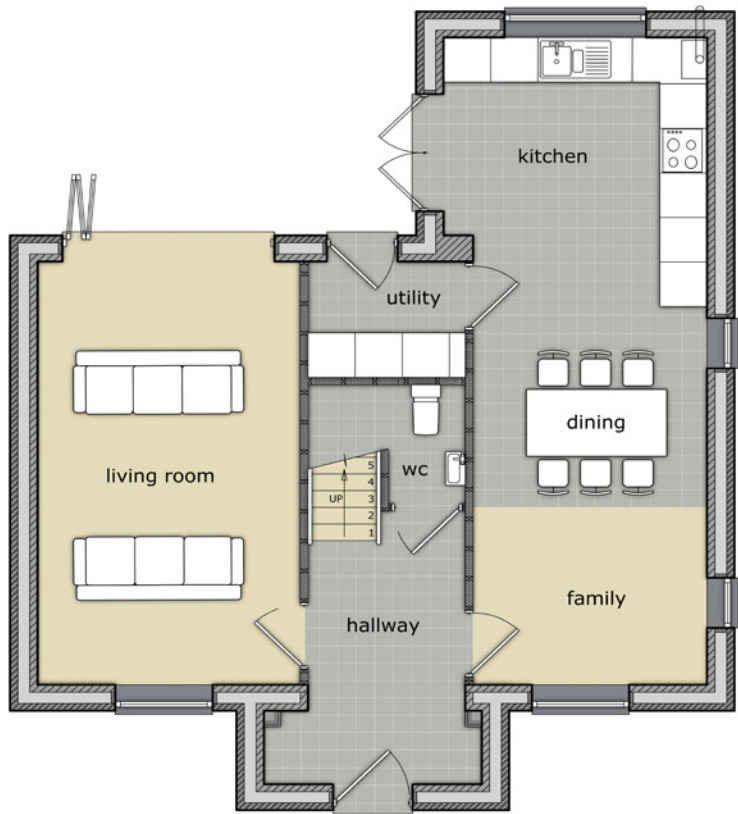
## THE ROCHESTER – 3 BEDROOM LINK DETACHED

Briefly comprising an impressive entrance hall, a large lounge, a large, well-proportioned living kitchen, family and dining room, utility room and downstairs toilet. On the first floor a good-sized family bathroom and three generous bedrooms. The master bedroom features an en-suite bathroom. The property is completed with covered parking. The gardens are landscaped to the front and rear of the property.

# THE ROCHESTER – 3 BEDROOM LINK DETACHED

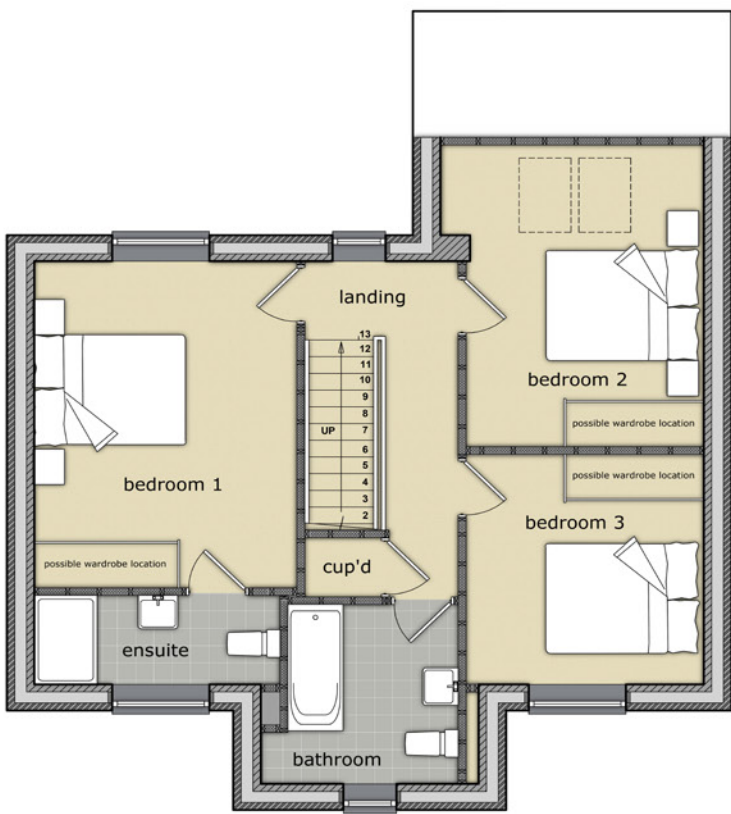
PLOT 44 (covered parking space)

## GROUND FLOOR



GROUND FLOOR		
Kitchen	3.3 x 3.6m	10.8 x 11.8ft
Dining Area	5.0 x 2.9m	16.4 x 9.5ft
Living Room	3.2 x 5.6m	10.4 x 18.3ft
Utility Room	1.9 x 1.5m	6.2 x 4.9ft
Downstairs Toilet	0.9 x 1.5m	2.9 x 4.9ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	3.2 x 4.3m	10.4 x 14.1ft
Ensuite	2.9 x 1.1m	9.5 x 3.6ft
Bed 2	2.9 x 4.2m	9.5 x 13.7ft
Bathroom	2.2 x 1.9m	7.2 x 6.2ft
Bed 3	2.9 x 3.0m	9.8 x 9.5ft
* at widest point		
TOTAL AREA:	114 sq m	1225 sq ft





## THE RICHMOND – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

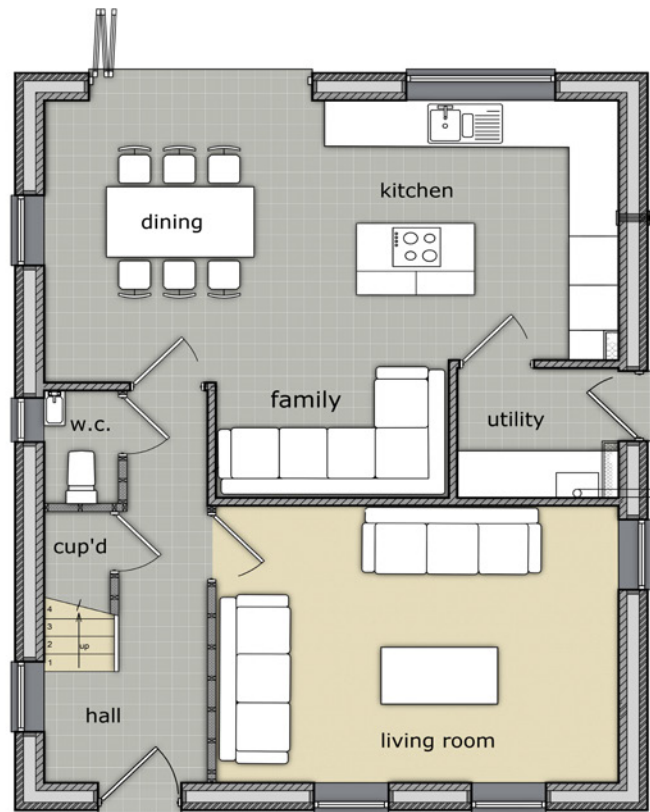
Briefly comprising an entrance hall, a large lounge, a great size living kitchen, family and dining room, utility room and downstairs toilet. On the first floor a good-sized family bathroom and four generous bedrooms. The master bedroom features its own en-suite bathroom. The property is completed with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



# THE RICHMOND – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

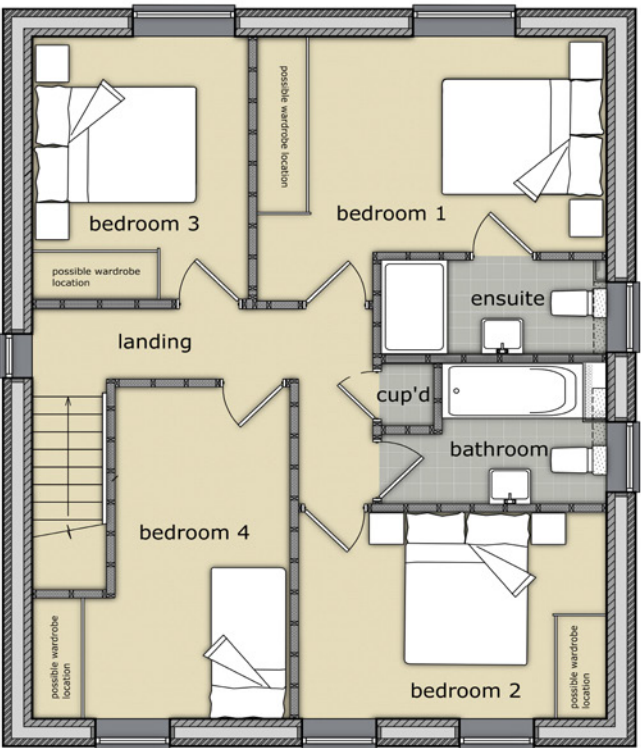
PLOTS 35,36,37

## GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining	3.4 x 3.2m	11.1 x 10.4ft
Family Space	2.7 x 1.4m	8.8 x 4.5ft
Living Room	4.8 x 3.5m	15.7 x 11.4ft
Utility Room	1.9 x 1.6m	6.2 x 5.2ft
Downstairs Toilet	0.8 x 1.4m	2.6 x 4.5ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	3.3 x 4.1m	10.8 x 13.4ft
Ensuite	2.7 x 1.2m	8.8 x 3.9ft
Bed 2	3.6 x 2.5m	11.8 x 8.2ft
Bathroom	1.9 x 1.7m	6.2 x 5.5ft
Bed 3	2.6 x 3.3m	8.5 x 10.8ft
Bed 4	3.0 x 4.1m	9.8 x 13.4ft
* at widest point		
TOTAL AREA:	122 sq m	1315 sq ft





## THE WATERFORD — 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

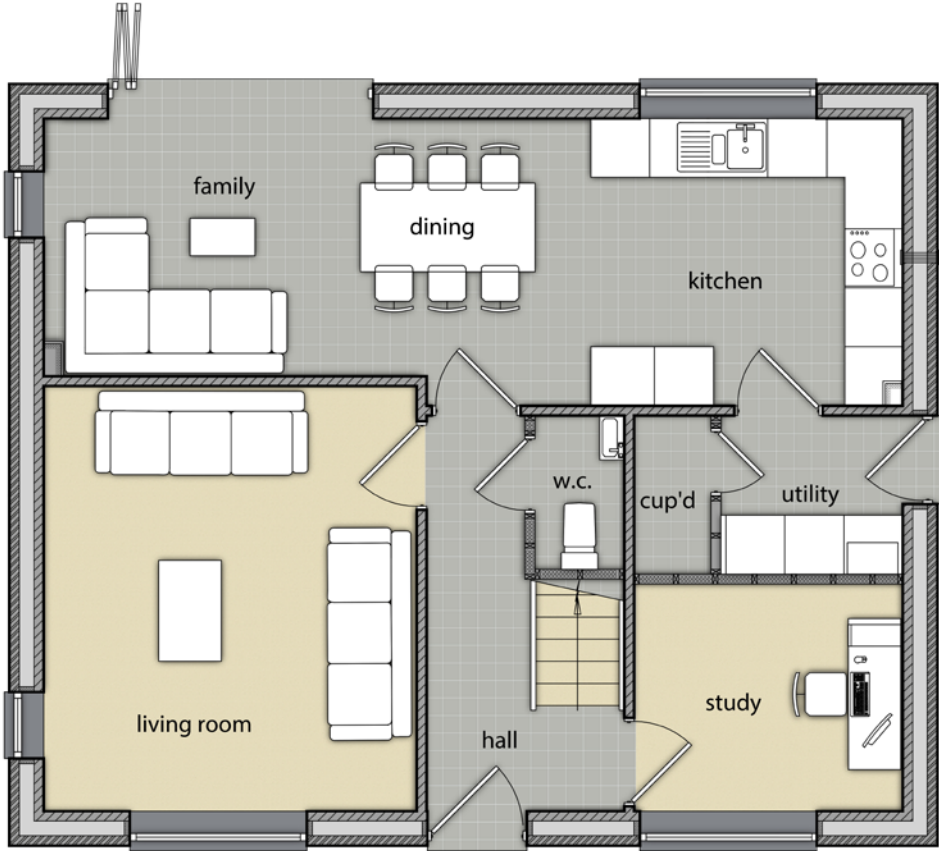
Briefly comprising an entrance hall leading to an open plan living kitchen, family and dining area and a downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms, one with its own en-suite. The property has a single detached garage with two further spaces to the side of the property. The gardens are landscaped to the front and rear of the property.



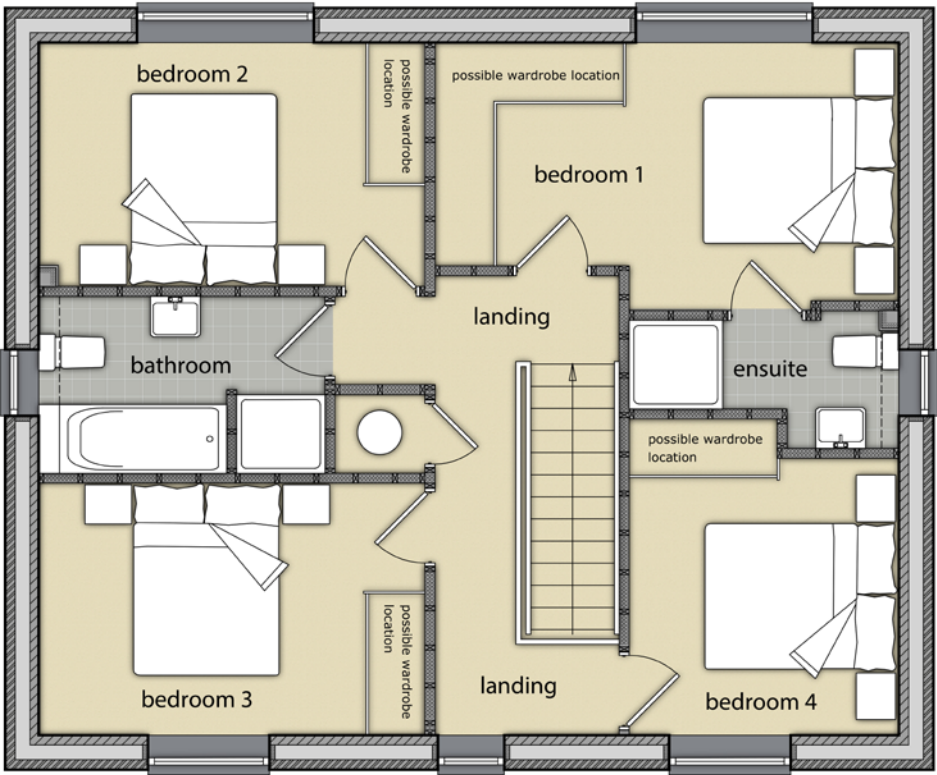
# THE WATERFORD – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

PLOT 29

## GROUND FLOOR



## FIRST FLOOR



GROUND FLOOR		
Kitchen / Dining Room / Family room	2.8 x 8.7m	9.2 x 28.5ft
Downstairs Toilet	1.5 x 0.8m	4.9 x 2.6ft
Study	2.7 x 2.3m	8.9 x 7.5ft
Living Room	4.3 x 3.7m	14.1 x 12.1ft
Utility	1.8 x 1.5m	5.9 x 4.9ft

FIRST FLOOR		
Bedroom 1	4.6 x 2.5m **	15.1 x 8.2ft
En-suite	2.7 x 1.3m	8.9 x 4.3ft
Bed 2	3.9 x 2.4m	12.8 x 7.9ft
Bathroom	2.9* x 1.7m	9.5 x 5.6ft
Bed 4	3.1 x 2.7m	10.2 x 8.9ft
Bed 3	3.9 x 2.5m	12.8 x 8.2ft
** at widest point		
TOTAL AREA:	124 sq m	1334 sq ft





## THE WINCHESTER – 4 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

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 four generous bedrooms. The master bedroom features its own en-suite bathroom. The property is completed with an integral single garage and front parking. The gardens are landscaped to the front and rear of the property.

# THE WINCHESTER – 4 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

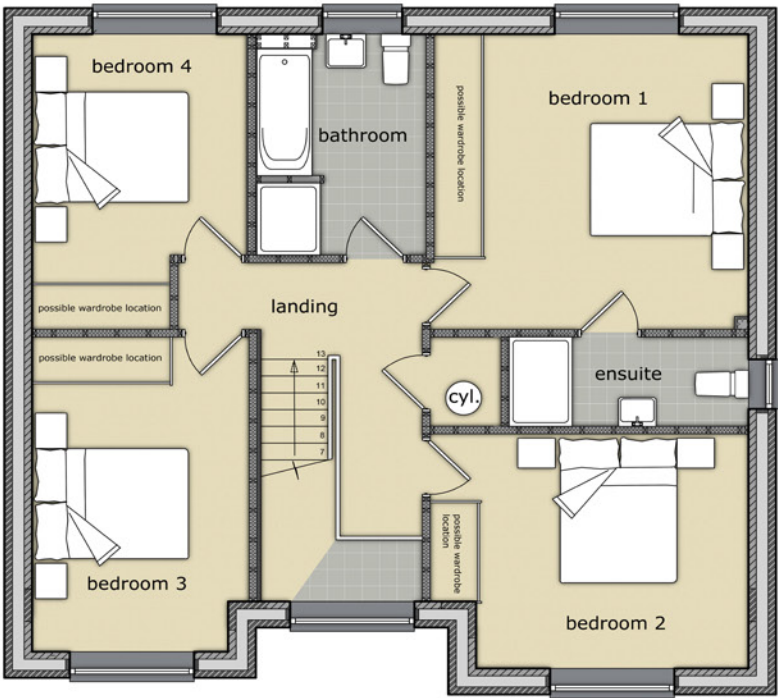
PLOTS 20,22,24,26,30,32

## GROUND FLOOR



GROUND FLOOR		
Kitchen	3.7 x 3.9m	12.1 x 12.8ft
Family / Dining	3.1 x 4.8m	10.2 x 15.7ft
Living Room	4 x 4.4m	13.1 x 14.4ft
Utility Room	2 x 1.7m	6.6 x 5.6ft
Downstairs Toilet	1.5 x 0.9m	4.9 x 3.0ft
Study	2.5 x 2.1m	8.2 x 6.9ft

## FIRST FLOOR



FIRST FLOOR		
Bed 1	3.9 x 3.9m	12.8 x 12.8ft
Ensuite	3 x 1.2m	9.8 x 3.9ft
Bed 2	3.1 x 3.9m	10.2 x 12.8ft
Bathroom	2.1 x 2.9m	6.9 x 9.5ft
Bed 3	2.7 x 4.1m	8.9 x 13.5ft
Bed 4	2.7 x 3.9m	8.9 x 12.8ft
* at widest point		
TOTAL AREA:	140 sq m	1507 sq ft





## THE WARWICK – 5 BEDROOM DETACHED WITH INTEGRAL DOUBLE GARAGE

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 both feature en-suite bathrooms. The property is completed with an integral double garage with electric door as standard along with two parking spaces in front. The gardens are landscaped to the front and rear of the property.



# THE WARWICK – 5 BEDROOM DETACHED WITH INTEGRAL DOUBLE GARAGE

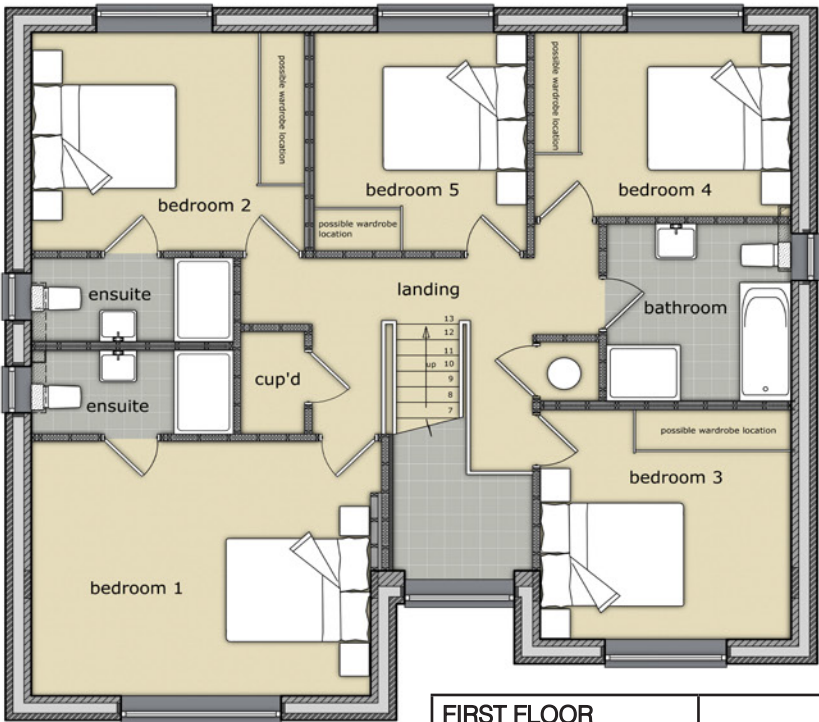
PLOTS 23,27,33

GROUND FLOOR



GROUND FLOOR		
Kitchen / Family / Dining	5.5 x 7.2m	18.0 x 23.6ft
Living Room	4.9 x 3.3m	16.1 x 10.8ft
Utility Room	1.5 x 1.9m	4.9 x 6.2ft
Downstairs Toilet	1.5 x 0.8m	4.9 x 2.6ft
Study	2.9 x 1.8m	9.5 x 5.9ft

FIRST FLOOR



FIRST FLOOR		
Bed 1	4.5 x 3.6m	14.8 x 11.8ft
Ensuite	2.7 x 1.1m	8.9 x 3.6ft
Bed 2	3.6 x 3.1m	11.8 x 10.2ft
Ensuite	2.7 x 1.1m	8.9 x 3.6ft
Bathroom	2.5 x 2.5m	8.2 x 8.2ft
Bed 3	3.4 x 3.2m	11.2 x 10.5ft
Bed 4	3.5 x 2.6m	11.5 x 8.5ft
Bed 5	2.8 x 3.1m	9.2 x 10.2ft
* at widest point		
TOTAL AREA:	163 sq m	1755 sq ft





## THE HAMPTON – 5 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

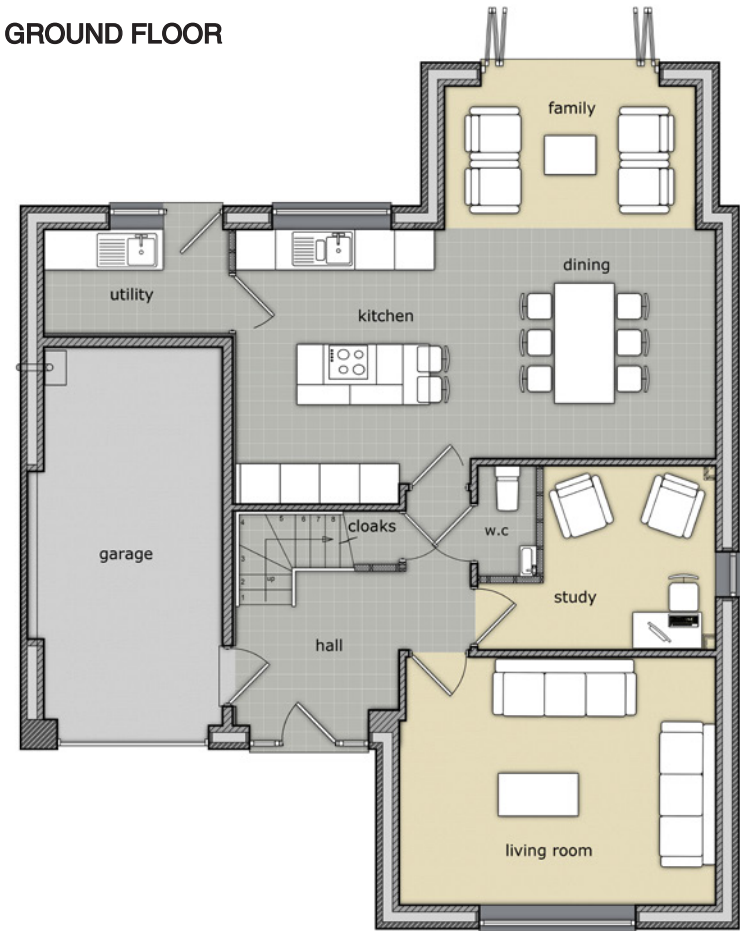
Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, study, utility room and downstairs toilet, on the first floor a good-sized family bathroom and five bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with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



# THE HAMPTON – 5 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

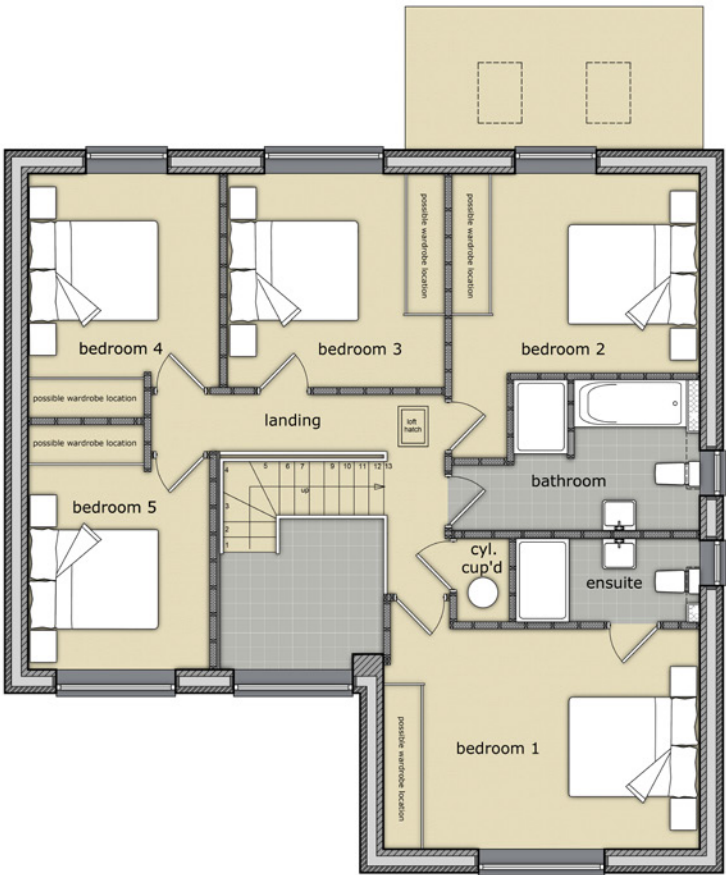
PLOTS 21,25,28,31,34

GROUND FLOOR



GROUND FLOOR		
Living Room	3.6 x 4.7m	11.8 x 15.4ft
Kitchen Diner	3.3 x 7.2m	10.8 x 23.6ft
Family Space	2.1 x 3.7m	6.9 x 12.1ft
Study	3.6 x 2.7m	11.8 x 8.9ft
Utility	1.5 x 2.7m	4.9 x 8.9ft
Downstairs Toilet	1.6 x 0.8m	5.2 x 2.6ft

FIRST FLOOR



FIRST FLOOR		
Bed 1 *	3.2 x 4.7m	10.5 x 15.4ft
Ensuite	2.7 x 1.1m	8.9 x 3.6ft
Bed 2	2.9 x 3.7m	9.5 x 12.1ft
Bed 3	3.1 x 3.2m	10.2 x 10.5ft
Bed 4	3.4 x 2.8m	11.2 x 9.2ft
Bed 5	3.1 x 2.7m	10.2 x 8.9ft
Bathroom	2.7 x 2.4m	8.9 x 7.9ft
* at widest point		
TOTAL AREA:	168 sq m	1804 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 veneer doors and staircase fitted internally as standard.
- Underfloor heating is fitted to the ground floor in selected house types with radiators on the first floor.
- Car charging ready supply fitted as standard.
- 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 some of our previously completed homes.

All our kitchens include:

- Kitchen units with a choice of doors and handles.
- Soft close doors and drawers.
- Selected 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

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Site Office 01623 345 346

