

THE
ORANGERY

EGGINTON

Derbyshire | DE65 6HD

THE
PERFECT
PLACE
TO LIVE



EGGINTON

Glebe Homes latest development offers the rare opportunity
of acquiring an individually designed family home,
in a peaceful countryside location.

TWO EXCLUSIVE
DWELLINGS



OVERDALE HOUSE



THE PARKLANDS

THE COUNTRY LIFESTYLE

Egginton is a quiet, unspoilt South Derbyshire village situated in the Trent valley, approximately 8 miles from the city of Derby and 5 miles from the town of Burton-upon-Trent.

The village has a strong historical history and most of the village now lies within a conservation area, with St Wilfred's Church, a 12th Century Grade I listed building, at its centre.

This sense of history is reflected in the number of National Trust properties in the area: Calke Abbey being a popular choice for family days out, along with Sudbury Hall, Kedleston Hall and Chatsworth House.

The river and canals have also had an influence on leisure activities available, with the development of Mercia Marina, in nearby Willington, now the largest inland marina in Europe, and Swarkestone Sailing Club, a local family friendly club, welcoming experienced sailors and novices alike.

The area has many local footpaths and spaces to take advantage of, whether that's walking the dog, or a relaxing evening stroll.





MODERN FAMILY LIFE

Egginton and the surrounding villages have a wide range of thriving Inns and Restaurants, serving an excellent range of food, including fine dining options for that special occasion.

Offering excellent transport links to main routes, A50, A38, M1, M42 and M6, and national rail networks at Derby and East Midlands Parkway (both with a twice hourly service to London); the village is close to East Midlands International Airport, yet only ten minutes from Derby and Burton city centres and an easy commute to Stoke, Lichfield, Tamworth and Birmingham.

Egginton Primary School is a school of warmth, tradition and excellence where for 150 years it has provided education for the children of the community the school motto is "To be all that I can be".

Secondary education is provided at John Port Academy just a few miles away. For those seeking private education Foremarke Hall Preparatory School, Repton School, Trent College, Derby High School for Girls and Derby Independent Grammar School for Boys are all nearby.



FINISHED WITH PRIDE

All our homes are beautifully designed and built to the highest possible standards; using only quality materials, top of the range furnishings & fittings, and our attention to detail ensures we build you a home you will love.



DREAM FAMILY HOME

Choosing a home is one of life's most important decisions, so it's worth getting it right. With Glebe homes you can be sure you're getting the very best, with these two stunning new homes located in the heart of the village of Eggington.

PLOT 1:
OVERDALE HOUSE



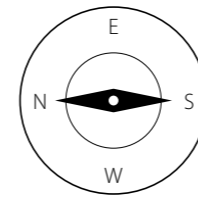
3 Bed Detached Family Home

Both houses are individually designed three & four bedroom homes, spread over two floors, and located off a private drive. These high quality spacious properties combine traditional style with today's modern living requirements.

PLOT 2:
THE PARKLANDS



4 Bed Detached Family Home



PLOT 1:
OVERDALE HOUSE

PLOT 2:
THE PARKLANDS



These plans are correct at the time of going to press, but may be subject to change during construction.

PLOT 1
OVERDALE HOUSE

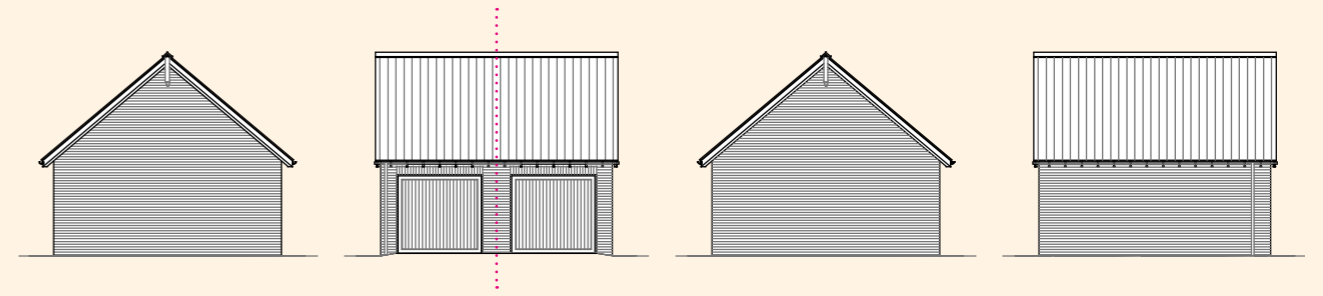


PLOT 1

OVERDALE HOUSE

EXTERIOR ELEVATIONS

GARAGE



FRONT



SIDE



REAR



SIDE



These plans are correct at the time of going to press, but may be subject to change during construction. Room sizes are approximate and elevation treatments may vary. Kitchen and bathroom layouts are indicative.

PLOT 1

OVERDALE HOUSE

FLOOR PLANS

GROUND FLOOR

LOUNGE
4165mm x 4375mm

UTILITY
2595mm x 1765mm

KITCHEN /
DINING ROOM
4265mm x 6740mm

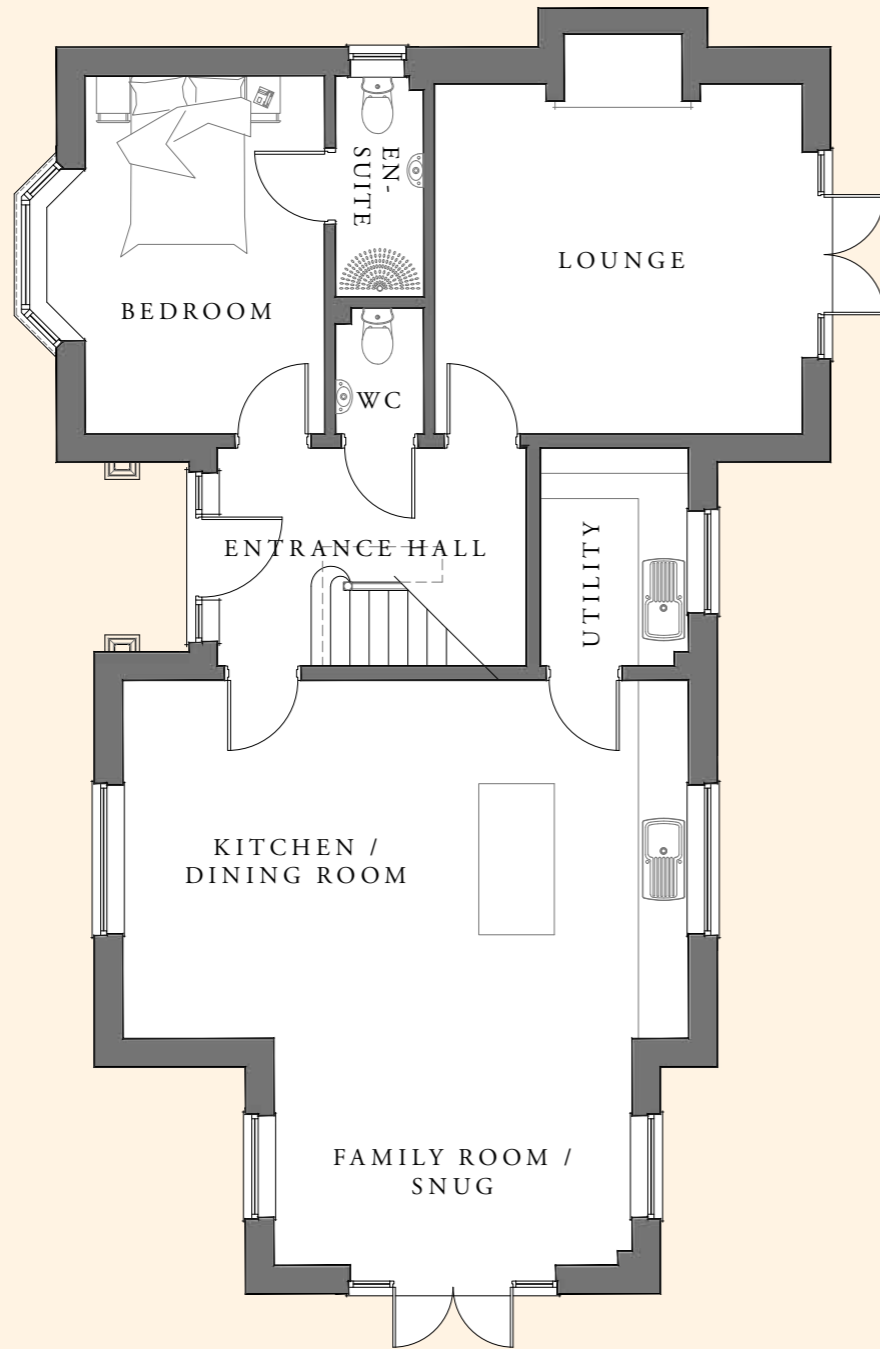
FAMILY ROOM /
SNUG
2700mm x 4265mm

ENTRANCE
HALL
2595mm x 3680mm

BEDROOM
4265mm x 3365mm

EN-SUITE
2635mm x 1050mm

WC / CLOAKS
1500mm x 1050mm



FIRST FLOOR

MASTER
BEDROOM
4265mm x 5922.5mm

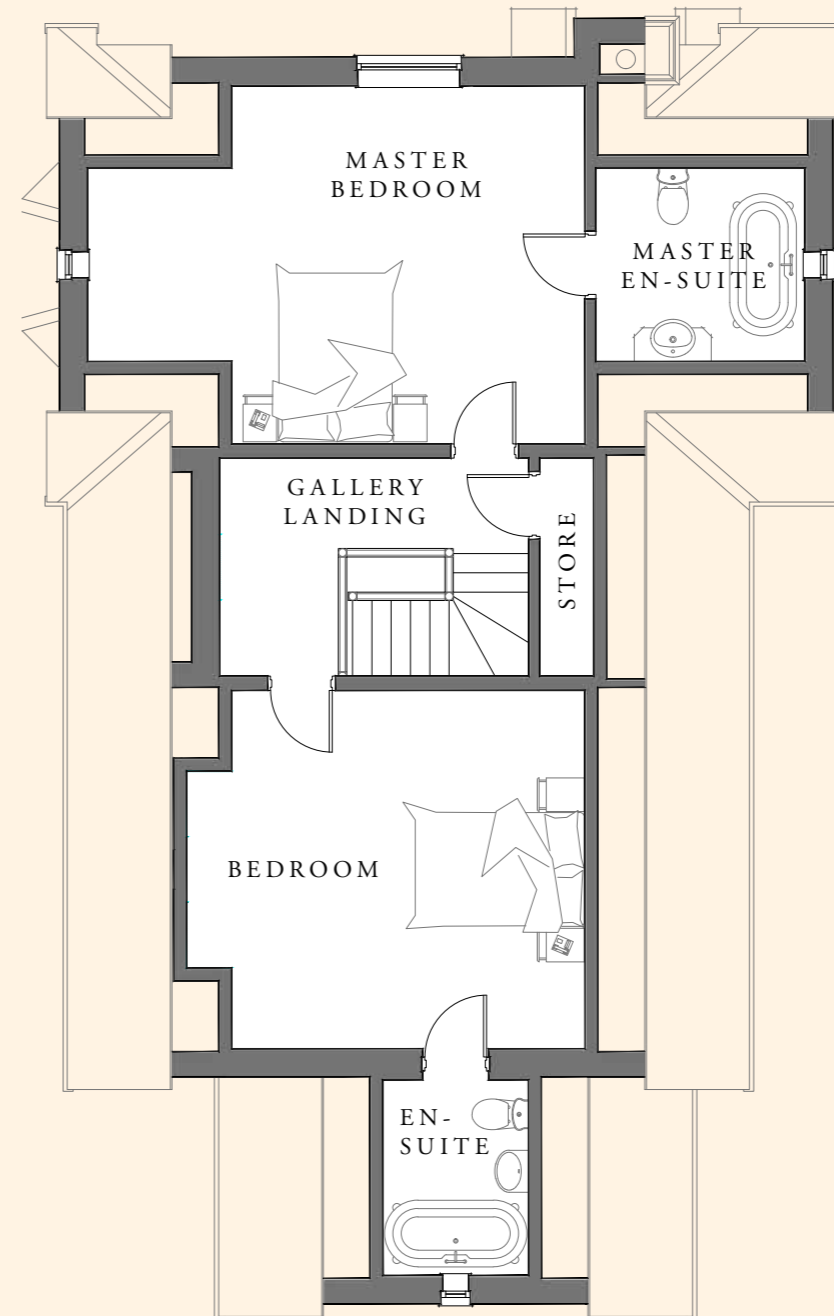
MASTER
EN-SUITE
2300mm x 2487.5mm

BEDROOM
4265mm x 4205mm

EN-SUITE
2330mm x 1730mm

GALLERY
LANDING
2595mm x 3680mm

STORE
2595mm x 637.5mm



PLOT 2
THE PARKLANDS

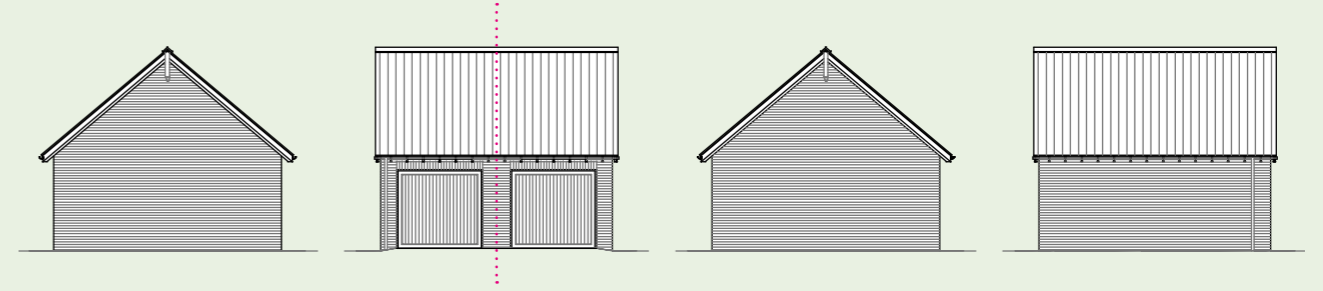


PLOT 2

THE PARKLANDS

EXTERIOR ELEVATIONS

GARAGE



FRONT



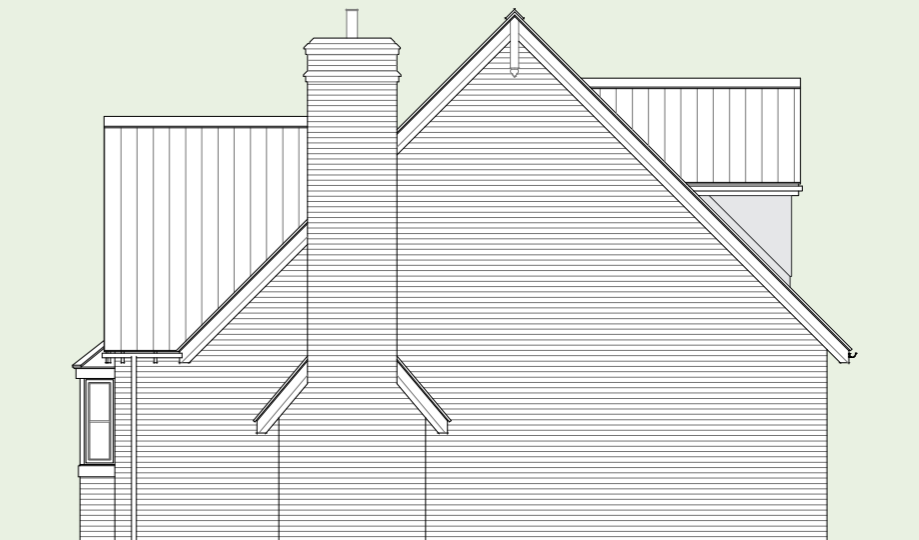
SIDE



REAR



SIDE



These plans are correct at the time of going to press, but may be subject to change during construction. Room sizes are approximate and elevation treatments may vary. Kitchen and bathroom layouts are indicative.

PLOT 2

THE PARKLANDS

FLOOR PLANS

GROUND FLOOR

LOUNGE
4305mm x 5125mm

ENTRANCE
HALL
3190mm x 4052.5mm

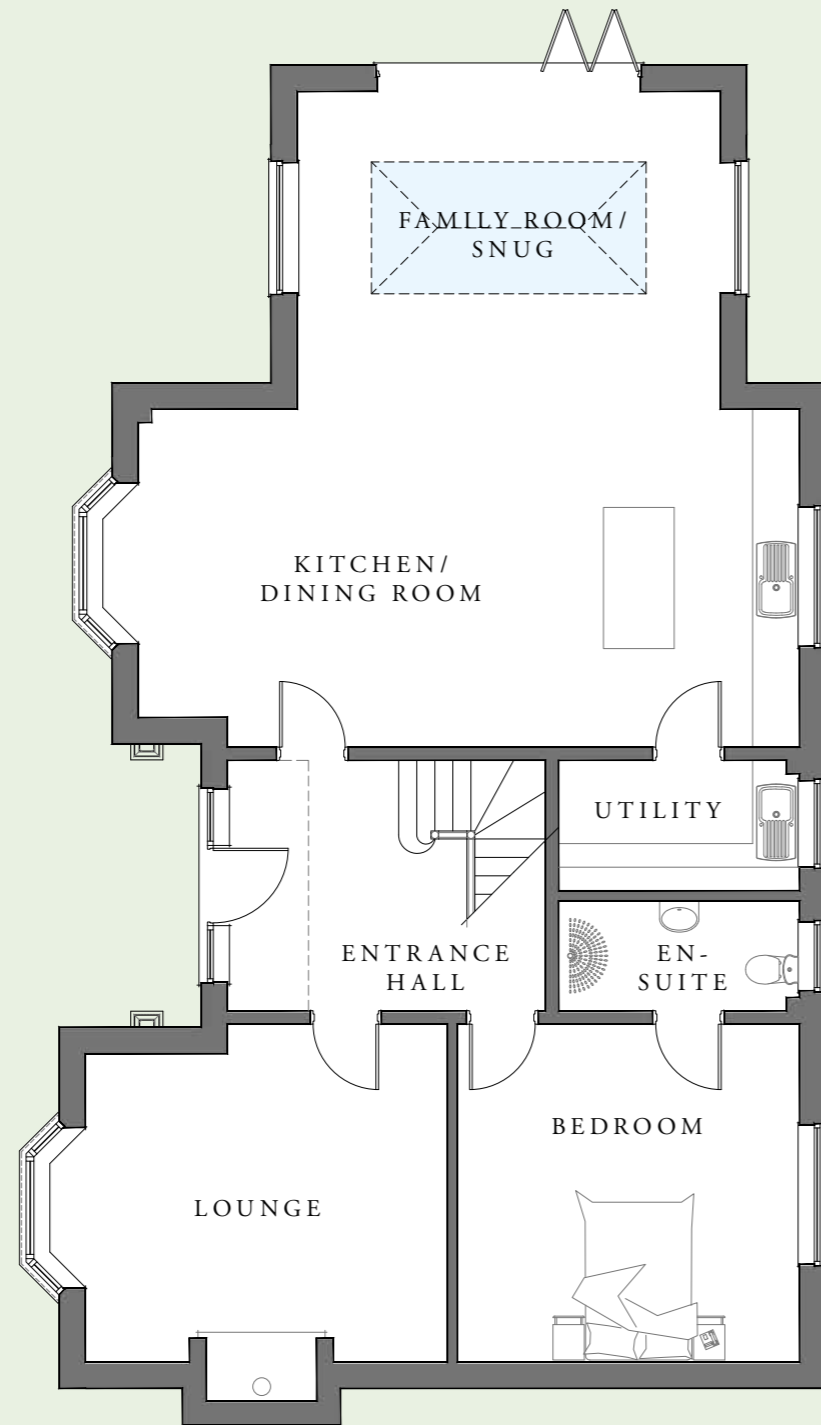
KITCHEN/
DINING ROOM
3927.5mm x 8975mm

FAMILY ROOM/
SNUG
4050mm x 5390mm

UTILITY
1660mm x 3070mm

EN-SUITE
1400mm x 3070mm

BEDROOM
4305mm x 4360mm



FIRST FLOOR

MASTER
BEDROOM
4305mm x 4650mm

MASTER
EN-SUITE
3040mm x 1840mm

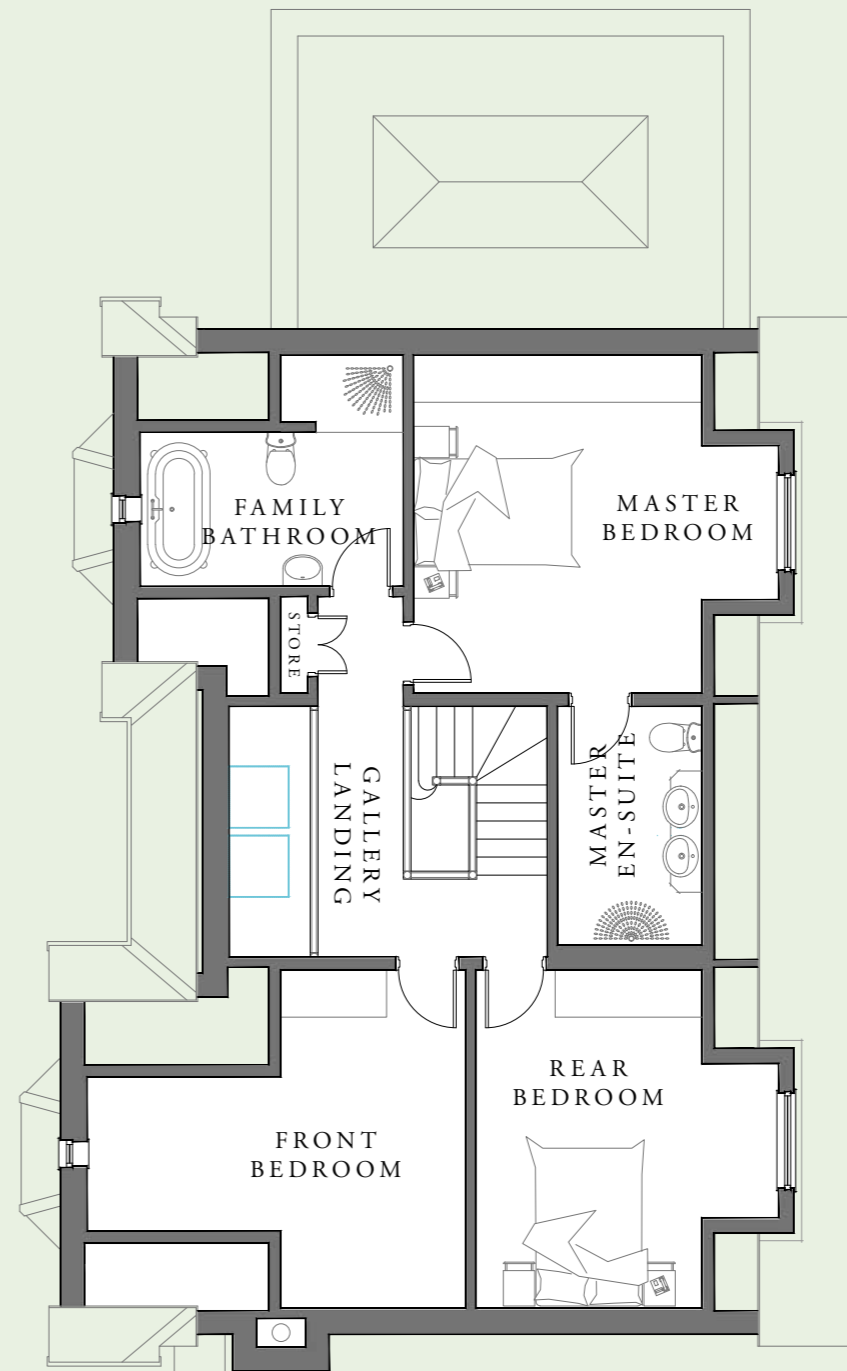
REAR
BEDROOM
4305mm x 3855mm

FRONT
BEDROOM
4305mm x 2360mm

GALLERY
LANDING
4590mm x 2920mm

FAMILY
BATHROOM
2945mm x 3352.5mm

STORE
1230mm x 350mm



HOME SPECIFICATIONS

EXTERNAL

- Landscaped garden with turfed lawns
- Conservation windows and doors
- Outdoor weatherproof socket
- Paving to external areas
- Chrome door furniture
- Exterior lighting

HEATING & PLUMBING

- Energy efficient central heating system
- Underfloor heating to kitchen, utility
- Outside water tap

KITCHEN & UTILITY

- Traditional or contemporary design
- Range cooker or integrated ovens
- Integrated tall larder fridge
- Integrated washer dryer
- Integrated dishwasher
- Integrated tall freezer
- Built-in wine cooler
- Built-in microwave

INTERNAL

- Floor coverings throughout
- Decorated throughout

ELECTRICAL

- Spotlights to kitchen, utility room, bedrooms, bathroom and en-suite
- Shaver sockets to bathroom and ensuites
- Power points and lights to garage
- TV points to all rooms
- Intruder alarm
- Smoke alarms
- BT point

BATHROOM & ENSUITE

- Half tile to wet walls with fully tiled shower
- White sanitary ware throughout
- Chrome towel rail to bathroom and en-suites
- Chrome taps and fittings
- Shower to all bathrooms
- Modern design

OPTIONAL EXTRAS

- CCTV camera
- Automated garage door
- Granite worktops to kitchens
- Fitted wardrobes to bedrooms

Home Specifications are correct at time of going to press but may be subject to change during construction.





BUILDING QUALITY HOMES

Every Glebe Home must meet not only our own strict quality control standard, but also has the advantage of an NHBC 10 year Buildmark Warranty. This gives all our customers the reassurance that every key stage of construction has been subjected to the most stringent checks, ensuring our quality craftsmanship meets with NHBC's building approval standards.

Glebe Homes have been using our knowledge and experience to produce quality developments in the East Midlands area. We strive to build homes with style and character that, whilst enhancing the local environment, are in keeping with existing properties in the area.



Glebe Homes, 20 Victoria Way,
Pride Park, Derby, DE24 8AN
01332 291014 | glebehomes.co.uk

For sales info call
Ashley Adams
01332 865568

