



THE
PADDOCKS

WESTON-ON-TRENT

Derbyshire | DE72 2BU

A
DESIRABLE
PLACE
TO LIVE



WESTON-ON-TRENT

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

THREE EXCLUSIVE
DWELLINGS



PLOT 1
CHURCH VIEW
3 Bed Detached Bungalow



PLOT 2
THE PADDOCK
3 Bed Detached Bungalow



PLOT 3
THE FIRS
3 Bed Detached Bungalow

THE COUNTRY LIFESTYLE

Weston-on-Trent is a quiet, unspoilt South Derbyshire village situated within the Trent valley, approximately 8 miles from the city of Derby and 18 miles from Nottingham city centre.

The village has a strong historical history and most of the village now lies within a conservation area, with St Mary's Church, a Grade I listed building.

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

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

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



Weston-on-Trent Lock



St Mary's Church





Elvaston Castle



The Coopers Arms

MODERN VILLAGE LIFE

Weston-on-Trent 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.

Weston-on-Trent Village Primary School is a school of warmth, tradition and excellence, providing education for the children of the community and rated a 'Good' school by Ofsted.

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 an easy commute to Nottingham, Loughborough, Leicester, and Stoke.

Secondary education is provided at Chellaston 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.



YOUR PERFECT HOME

Choosing a home is one of life's most important decisions. With Glebe Homes you can be sure you're investing in the very best, with these three stunning new homes located on the edge of the village of Weston-on-Trent.

The three properties are individually designed 3 bedroom bungalows, located off a private drive. These high quality spacious properties combine traditional style with today's modern living requirements.



PLOT 1
CHURCH VIEW
3 Bed Detached Bungalow



PLOT 2
THE PADDOCK
3 Bed Detached Bungalow



PLOT 3
THE FIRS
3 Bed Detached Bungalow



DEVELOPMENT OVERVIEW

PLOT 1 CHURCH VIEW
PLOT 2 THE PADDOCK
PLOT 3 THE FIRS



PLOT 1

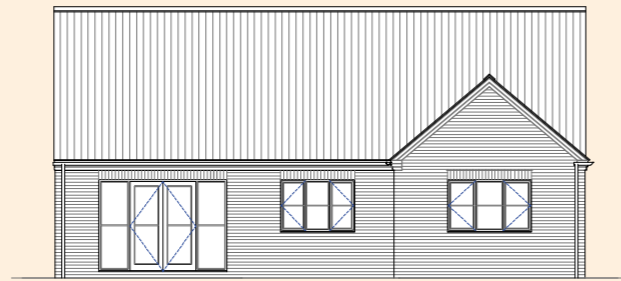
CHURCH VIEW

EXTERIOR ELEVATIONS & FLOOR PLAN

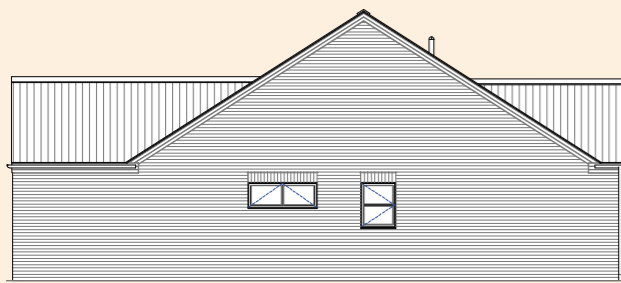
FRONT



REAR



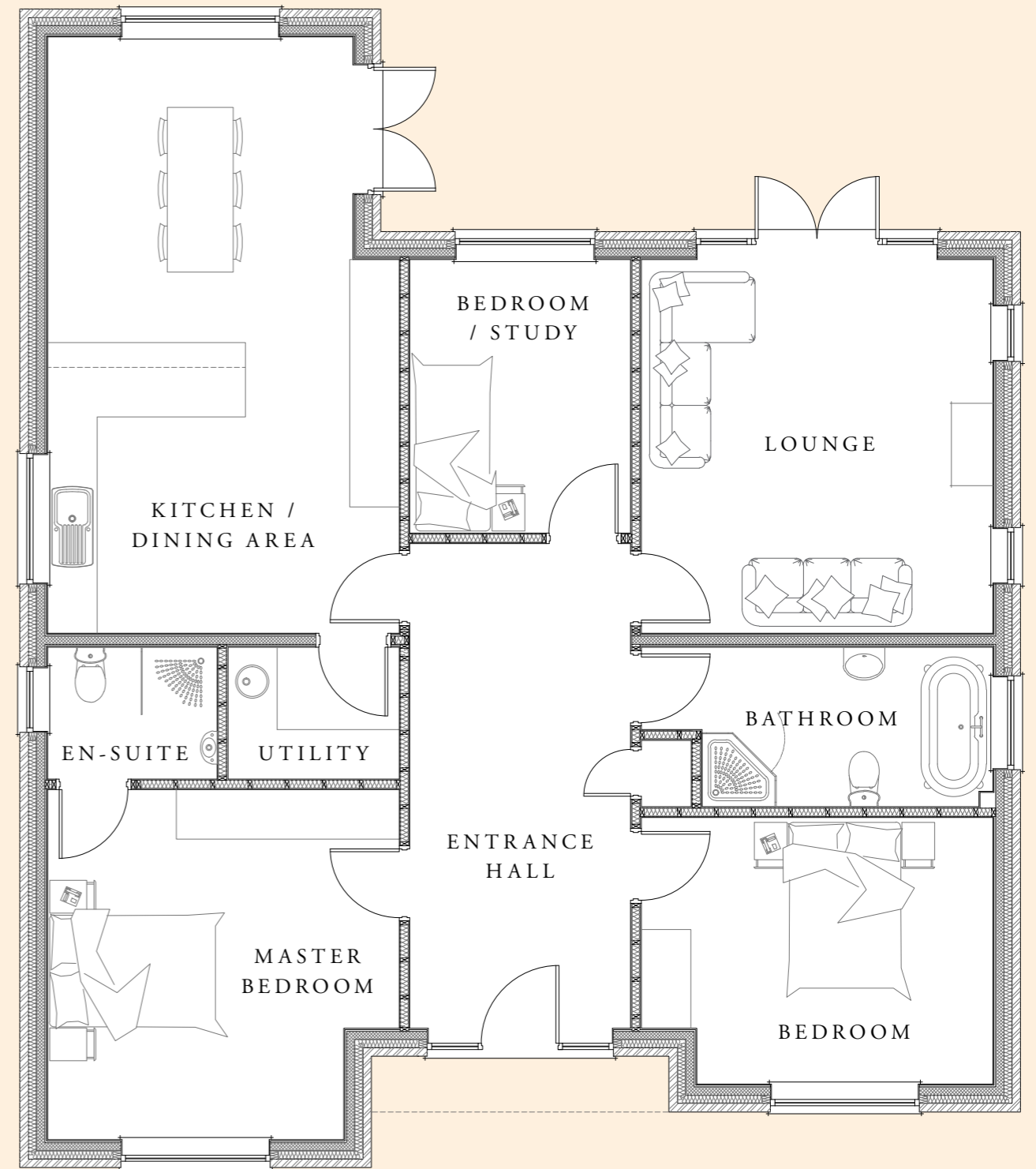
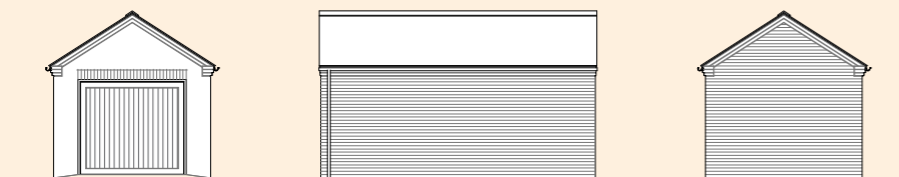
SIDE



SIDE



GARAGE



FLOOR PLAN

KITCHEN / DINING AREA

4.2m x 7.2m
13'8" x 23'6"

BEDROOM / STUDY

3.3m x 2.7m
10'8" x 8'9"

LOUNGE

4.3m x 4.5m
14'1" x 14'8"

BATHROOM

1.9m x 4.3m
6'2" x 14'10"

BEDROOM

4.3m x 3.2m
14'1" x 10'5"

ENTRANCE HALL

2.7m x 5.9m
8'9" x 19'3"

MASTER BEDROOM

4.3m x 4.2m
14'10" x 13'8"

UTILITY

2.1m x 1.6m
6'9" x 5'2"

EN-SUITE

2.1m x 1.6m
6'9" x 5'2"

*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

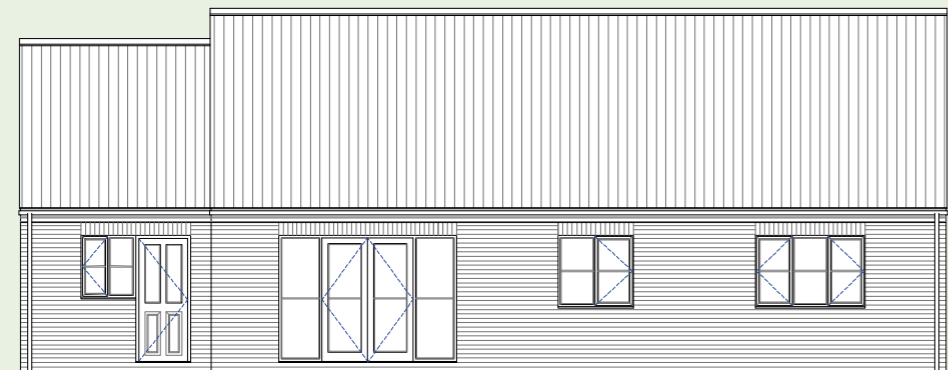
THE PADDOCK

EXTERIOR ELEVATIONS & FLOOR PLAN

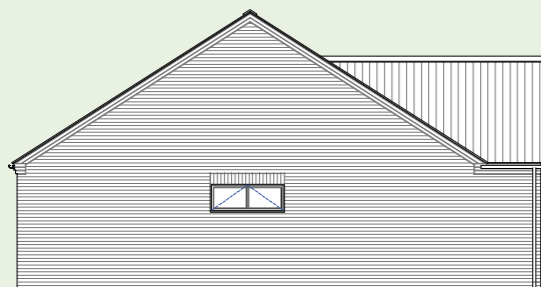
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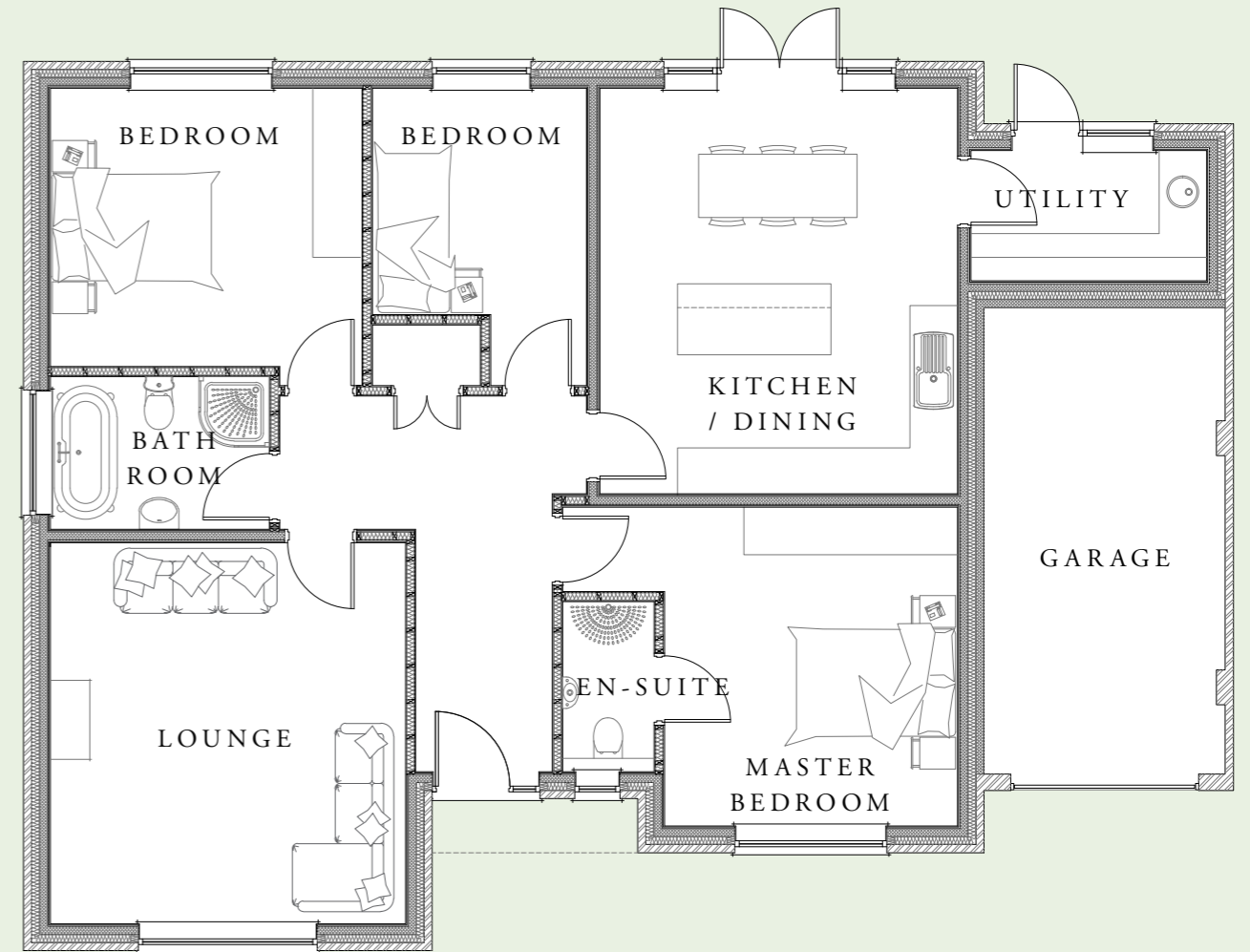
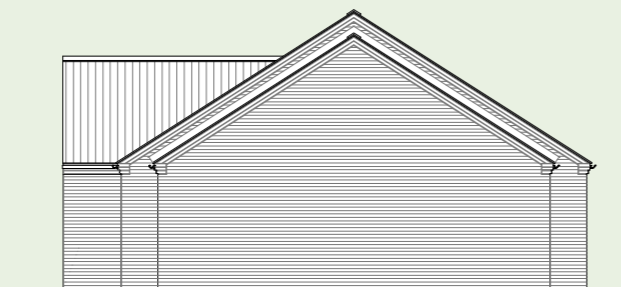
REAR



SIDE



SIDE



FLOOR PLAN

BEDROOM
3.9m x 3.8m
12'8" x 12'5"

BEDROOM
2.7m x 3.8m
8'8" x 12'5"

KITCHEN / DINING
4.5m x 5.1m
14'8" x 16'7"

UTILITY
3m x 1.7m
9'8" x 5'6"

GARAGE
3m x 6m
9'8" x 19'7"

MASTER BEDROOM
5m x 4m
16'4" x 13'2"

EN-SUITE
1.2m x 2.2m
3'9" x 7'2"

LOUNGE
4.5m x 4.8m
14'8" x 15'7"

BATHROOM
2.8m x 1.9m
9'2" x 6'2"

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PLOT 3

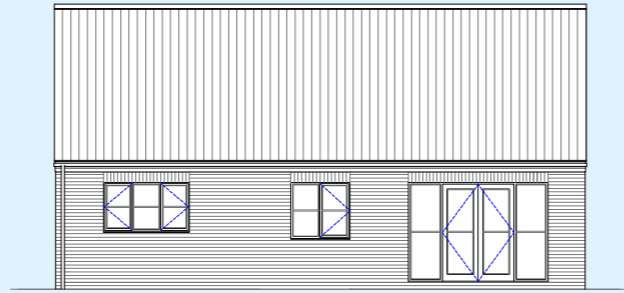
THE FIRS

EXTERIOR ELEVATIONS & FLOOR PLAN

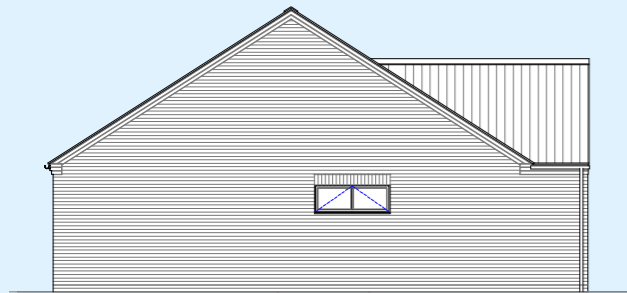
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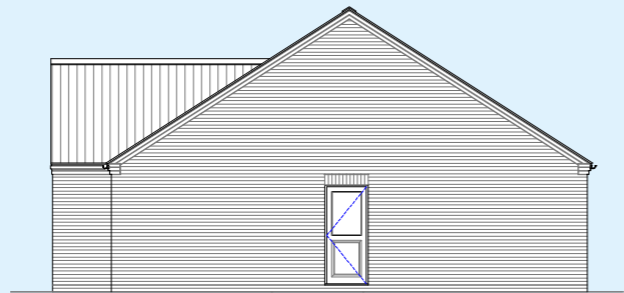
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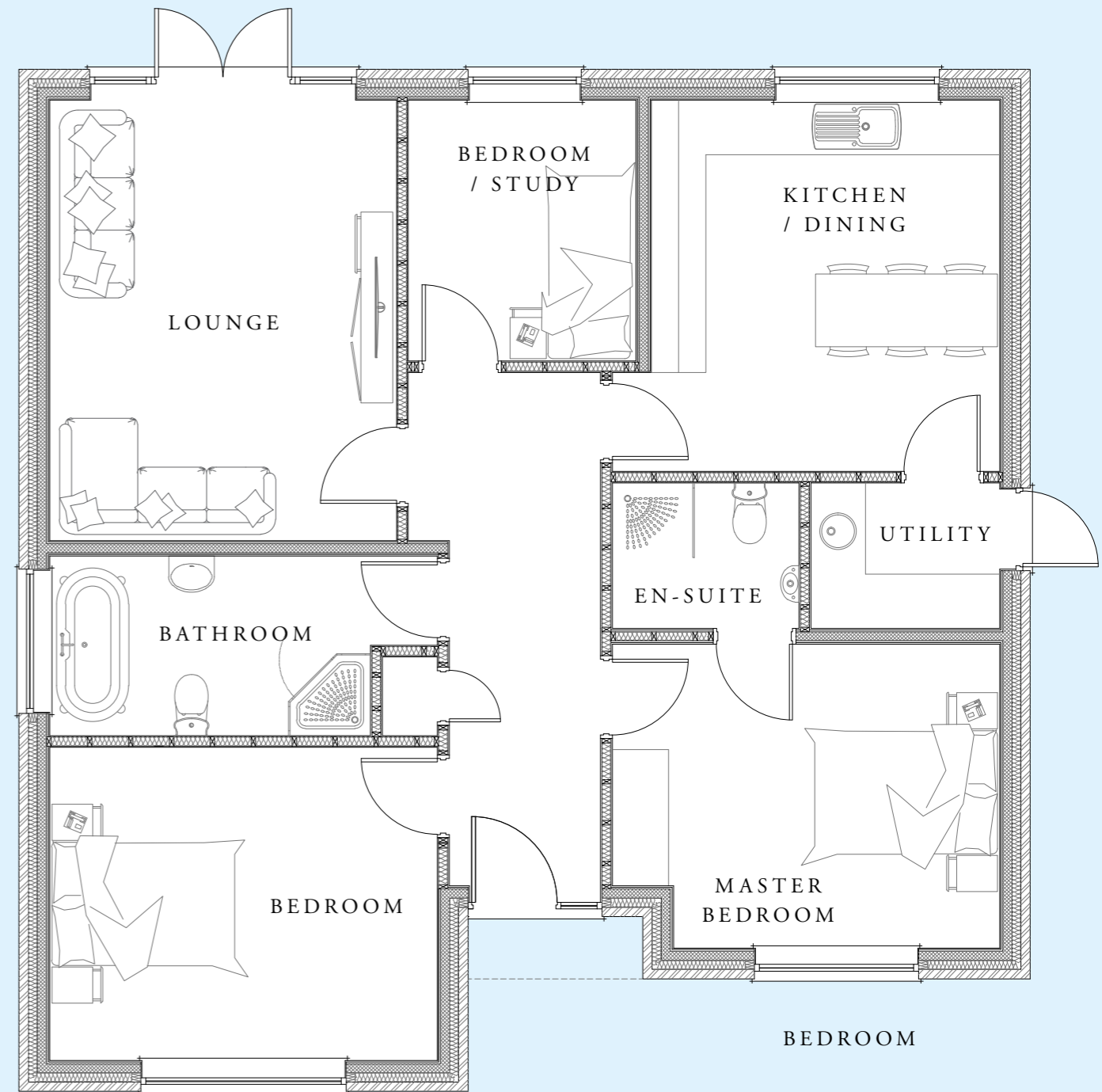
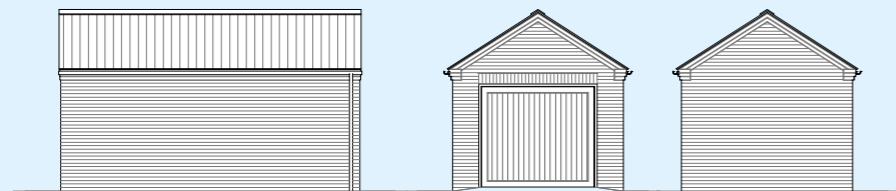
SIDE



SIDE



GARAGE



FLOOR PLAN

LOUNGE
3.8m x 4.8m
12'5" x 15'8"

BEDROOM / STUDY
2.5m x 2.9m
8'2" x 9'5"

KITCHEN / DINING
4.3m x 4.1m
14'1" x 13'4"

UTILITY
2.1m x 1.6m
6'9" x 5'2"

EN-SUITE
2.1m x 1.6m
6'9" x 5'2"

MASTER BEDROOM
4.3m x 3.3m
14'1" x 10'8"

BEDROOM
4.3m x 4.3m
14'1" x 14'1"

BATHROOM
4.3m x 2m
14'1" x 6'6"

*These plans are correct at the time of going to press, but may be subject to change during construction.
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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 underfloor heating
Outside water tap

KITCHEN & UTILITY

Traditional or contemporary design
AEG or Neff appliances
Integrated oven
Integrated fridge freezer
Integrated washer dryer
Integrated dishwasher
Built-in wine cooler
Built-in microwave

INTERNAL FINISH

Floor coverings throughout
Decorated throughout

ELECTRICAL

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

BATHROOM & EN-SUITE

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

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 not only meet our own strict quality control standards, 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 throughout 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



ARRANGE A VIEWING

To gain further information, or progress your interest in these homes, contact our selling agent Ashley Adams (Melbourne Office) whereby Penny, Abigail or Robert will be delighted to assist you.

Telephone: 01332 865568

The logo features a stylized orange triangle pointing upwards, positioned above the text 'GlebeHomes'. The word 'Glebe' is rendered in orange, while 'Homes' is in white. The text is set against a solid black background.