

Welcome to Morton Paddock...
an exclusive development of just 3 spacious detached properties designed for modern living



Arncliffe

Morton Paddock



PEAK DISTRICT



CHESTERFIELD CROOKED SPIRE

MORTON PADDOCK IS AN OUTSTANDING DEVELOPMENT OF JUST THREE HIGHLY SPECIFIED AND SPACIOUS 5-BEDROOM DETACHED HOMES, LOCATED IN A WONDERFULLY PRIVATE AND SECLUDED SEMI-RURAL SETTING OFF BRASSINGTON LANE, OLD TUPTON, CHESTERFIELD, ONE OF THE REGION'S FINEST LOCATIONS.

EACH OF THE PROPERTIES HAS BEEN DESIGNED FOR CONTEMPORARY LIVING, WITH OPEN PLAN AREAS WHICH MAKE THE MOST OF NATURAL LIGHT AND SPACE.

IMPRESSIVE KITCHEN / DINING / FAMILY AREAS ARE SURE TO BECOME THE HUB OF FAMILY LIFE. THE EXCELLENT KITCHEN SPECIFICATION INCLUDES A GENEROUS ISLAND / BREAKFAST BAR, HIGH QUALITY KITCHEN UNITS WITH QUARTZ STONE WORKTOPS AND A RANGE OF INTEGRATED APPLIANCES FROM BOSCH/AEG.

ENERGY EFFICIENCY IS NOW A MAJOR CONSIDERATION WHEN PURCHASING A NEW HOME AND THE HOUSES AT MORTON PADDOCK HAVE BEEN DESIGNED AND SPECIFIED WITH THIS AS A PRIORITY. HEAT TO THE CENTRAL HEATING AND HOT WATER SYSTEMS IS PROVIDED BY HIGHLY EFFICIENT VAILLANT AIR SOURCE HEAT PUMPS AND ALL GROUND FLOOR AREAS BENEFIT FROM HYDRONIC UNDERFLOOR HEATING. THIS, COUPLED WITH TRIPLE-GLAZED WINDOWS AND HIGH LEVELS OF INSULATION THROUGHOUT, MAKE THESE PROPERTIES SUPREMELY ENERGY EFFICIENT.

MORTON PADDOCK OFFERS AN INCREASINGLY RARE OPPORTUNITY TO ACQUIRE A BRAND-NEW LUXURY HOME, BUILT TO MODERN STANDARDS OF EFFICIENCY, IN A SECLUDED AND EXCLUSIVE LOCATION.



CHATSWORTH HOUSE



CHESTERFIELD MARKET

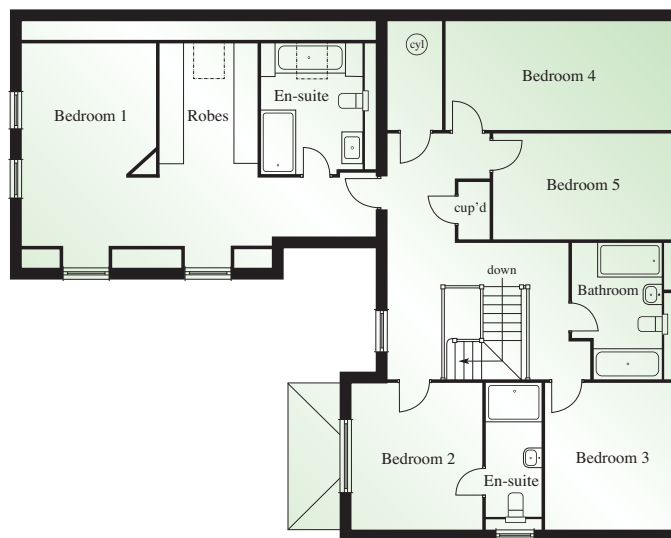
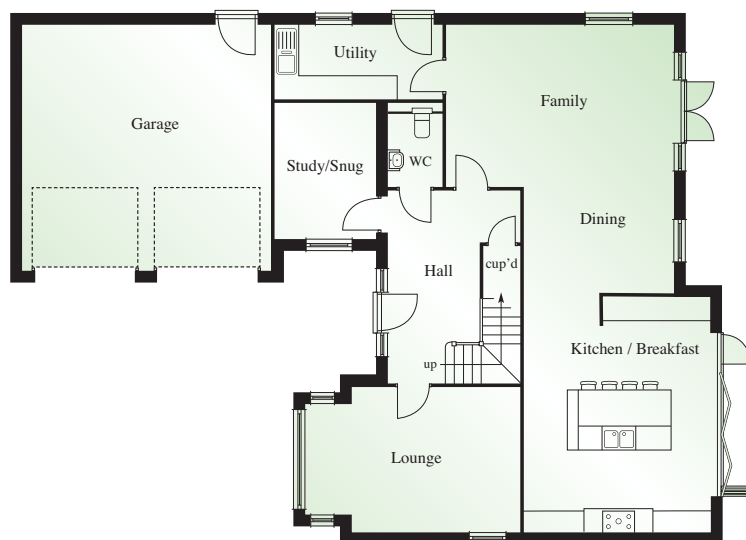


PEAK DISTRICT

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The Tonbridge

FIVE BEDROOM DETACHED HOUSE Plot 1



Ground Floor

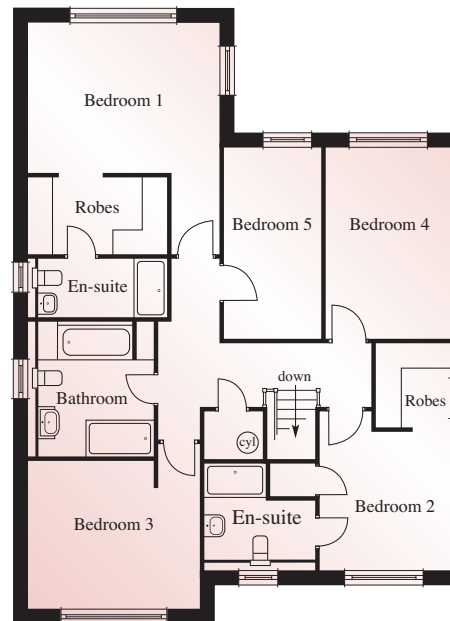
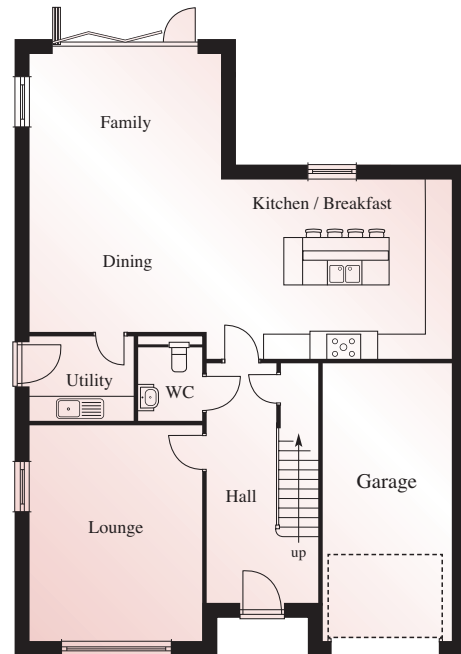
LOUNGE	5.32(max) x 3.61m	17'5" (max) x 11'10"
KITCHEN/B'FAST/DINING	4.60(max) x 8.60m(max)	15'1" (max) x 28'2" (max)
FAMILY	5.65 x 4.01m	18'6" x 13'2"
STUDY/SNUG	2.48 x 3.38m	8'1" x 11'1"
UTILITY	4.16(max) x 1.85m(max)	13'7" (max) x 6'0" (max)

First Floor

BEDROOM 1	5.06 x 3.35m	16'7" x 11'0"
ROBES	2.45 x 3.50m	8'0" x 11'5"
EN-SUITE	2.54 x 3.43m(max)	8'3" x 11'3" (max)
BEDROOM 2	3.25 x 3.61m	10'7" x 11'10"
EN-SUITE	1.45 x 3.30m(max)	4'9" x 10'10" (max)
BEDROOM 3	3.17 x 3.65m	10'4" x 12'0"
BEDROOM 4	5.69 x 2.70m	18'8" x 8'10"
BEDROOM 5	4.50 x 2.65m	14'9" x 8'8"
BATHROOM	2.15 x 3.42m(max)	7'0" x 11'2" (max)

Floor plans, window configurations and roof designs vary from plot to plot.
Please see on-site plans for full details.

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Ground Floor

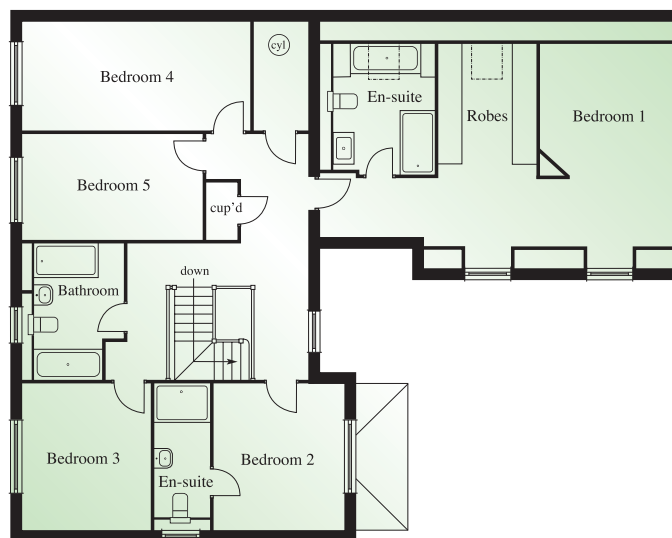
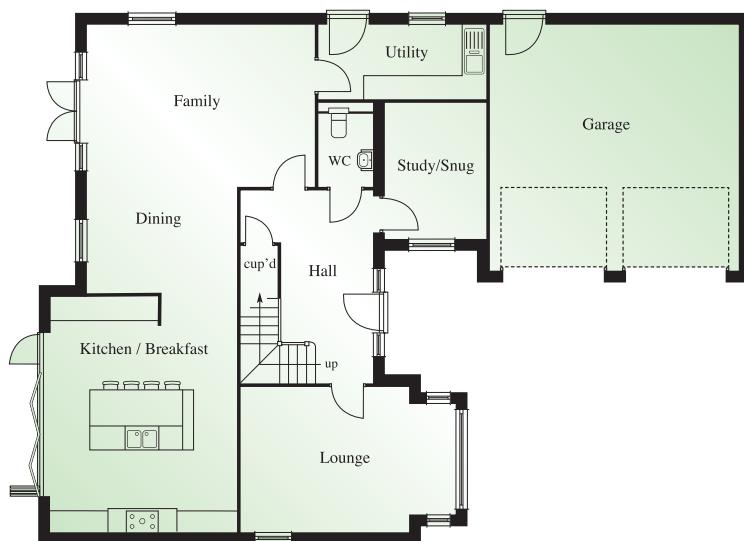
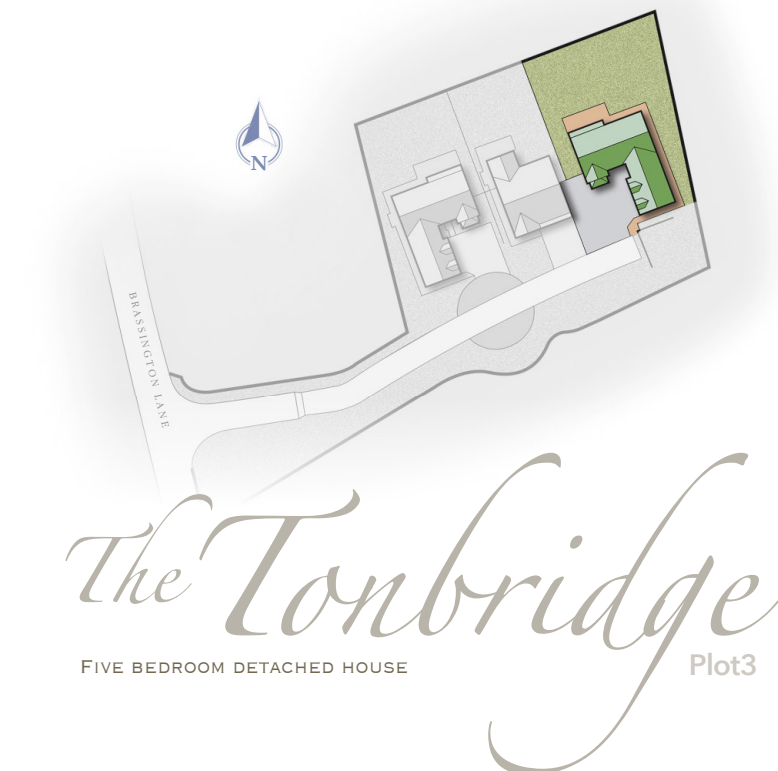
LOUNGE	4.06 x 5.05m	13'4" x 16'7"
KITCHEN/B'FAST/DINING	9.915(max) x 4.215m(max)	32'6"(max) x 13'10"(max)
FAMILY	4.51 x 2.90m	14'9" x 9'6"
UTILITY	2.47 x 2.0m	8'1" x 6'6"

First Floor

BEDROOM 1	4.51 x 3.55m	14'9" x 11'7"
ROBES	3.30 x 1.83m	10'9" x 6'0"
EN-SUITE	3.05(max) x 1.41m	10'0"(max) x 4'7"
BEDROOM 2	3.08 x 3.05m	10'1" x 10'0"
ROBES	1.77 x 2.23m	5'9" x 7'3"
EN-SUITE	2.63(max) x 2.22m(max)	8'7"(max) x 7'3"(max)
BEDROOM 3	4.06 x 3.90m	13'4" x 12'9"
BEDROOM 4	2.95 x 4.50m	9'8" x 14'9"
BEDROOM 5	2.32 x 3.78m	7'7" x 12'4"
BATHROOM	2.60 x 2.79m(max)	8'6" x 9'1"(max)

Floor plans, window configurations and roof designs vary from plot to plot.
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Ground Floor

LOUNGE	5.32(max) x 3.61m	17'5" (max) x 11'10"
KITCHEN/B'FAST/DINING	4.60(max) x 8.60m(max)	15'1" (max) x 28'2" (max)
FAMILY	5.65 x 4.01m	18'6" x 13'2"
STUDY/SNUG	2.48 x 3.38m	8'1" x 11'1"
UTILITY	4.16(max) x 1.85m(max)	13'7" (max) x 6'0" (max)

First Floor

BEDROOM 1	5.06 x 3.35m	16'7" x 11'0"
ROBES	2.45 x 3.50m	8'0" x 11'5"
EN-SUITE	2.54 x 3.43m(max)	8'3" x 11'3" (max)
BEDROOM 2	3.25 x 3.61m	10'7" x 11'10"
EN-SUITE	1.45 x 3.30m(max)	4'9" x 10'10" (max)
BEDROOM 3	3.17 x 3.65m	10'4" x 12'0"
BEDROOM 4	5.69 x 2.70m	18'8" x 8'10"
BEDROOM 5	4.50 x 2.65m	14'9" x 8'8"
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Specification

EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION. BRICKWORK IN IBSTOCK OLDE ENGLISH BUFF WITH GREY ROOF TILES.

TRIPLE GLAZED WINDOWS AND FRENCH DOORS (WHERE APPLICABLE) IN LOW MAINTENANCE WHITE UPVC WITH POLISHED CHROME IRONMONGERY.

TRIPLE GLAZED ALUMINIUM BI-FOLD DOORS IN WHITE FINISH.

FRONT DOORS PAS 24 RATED REGENCY STYLE IN BLACK, WITH CHROME HARDWARE. COMPOSITE GRP HALF GLAZED UTILITY AND REAR DOORS IN BLACK.

ALL EXTERNAL DOOR LOCKS FITTED WITH 3 STAR "ANTI-SNAP" CYLINDERS.

WALL LIGHTS TO FRONT AND REAR, WITH PASSIVE INFRARED SENSORS.

DEDICATED "MODE 3" ELECTRIC VEHICLE CHARGING POINT.

TURF TO FRONT AND REAR GARDENS WITH LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN.

EXTERNAL TAP TO SIDE OR REAR.

ELECTRICALLY OPERATED AND INSULATED SECTIONAL GARAGE DOORS IN BLACK WITH WINDOWS IN TOP PANEL.



INTERNAL SPECIFICATION

DECORATION: WALLS AND CEILINGS THROUGHOUT FINISHED IN ALMOND WHITE MATT EMULSION. SKIRTINGS, ARCHITRAVES, WINDOW BOARDS AND STAIR STRINGS IN WHITE SATIN PAINT.

INTERNAL DOORS IN VERTICAL PANEL STYLE WITH OAK FINISH AND POLISHED CHROME HANDLES.

STAIRCASE SPINDLES, HANDRAILS, BASERAILS AND NEWELS IN OAK FINISH.

CERAMIC TILING FROM RANGE PROVIDED: FULL HEIGHT TILING IN SHOWER ENCLOSURES AND HALF HEIGHT ON ALL OTHER BATHROOM/EN-SUITE WALLS. SPLASHBACK ONLY IN WCs. FLOOR TILING TO WCs, BATHROOMS AND EN-SUITES.

ELECTRICAL SOCKETS AND SWITCHES FROM THE DETA SLIMLINE RANGE IN WHITE FINISH, WITH ONE DOUBLE POLE 3 PORT USB SOCKET IN KITCHEN.

CHROME LED DOWNLIGHTS TO KITCHEN, FAMILY ROOM, UTILITY, WC, BATHROOM AND WARDROBE AREAS. PENDANT LIGHT FITTINGS TO LOUNGE, DINING ROOM, HALL, LANDING, STUDY AND ALL BEDROOMS.

DOUBLE SATELLITE CABLE WIRING FROM LOUNGE TO DISH POSITION AT EAVES.

FIBRE OPTIC CABLE TO EACH PROPERTY.

INTRUDER ALARM WITH SENSORS TO GROUND FLOOR.

HEATING AND HOT WATER PROVIDED BY HIGHLY EFFICIENT VAILLANT AIR SOURCE HEAT PUMP. HYDRONIC UNDERFLOOR HEATING SYSTEM TO THE GROUND FLOOR AND RADIATORS TO FIRST FLOOR ROOMS. STELRAD "CALIENTE" HEATED TOWEL RAILS, IN WHITE, TO BATHROOMS AND EN-SUITES.

CHOICE OF KITCHEN AND UTILITY ROOM UNIT FINISHES FROM THE RANGE PROVIDED. QUARTZ WORKTOPS AND UPSTANDS.

KITCHEN APPLIANCES: INTEGRATED SINGLE OVEN, COMBINATION MICROWAVE OVEN, EXTRACTOR HOOD, DISHWASHER, FULL HEIGHT FRIDGE AND FULL HEIGHT FREEZER MANUFACTURED BY AEG OR SIMILAR.

SPACES PROVIDED IN UTILITY ROOM FOR FREESTANDING WASHING MACHINE AND TUMBLE DRYER, WITH PLUMBING AND ELECTRICS INSTALLED.

SANITARYWARE FROM THE IDEAL STANDARD "CONNECT AIR" RANGE, INCLUDING SEMI-PEDESTAL BASINS, BACK-TO-WALL TOILETS AND VANITY UNITS WHERE SPECIFIED (SEE LAYOUT PLANS), WITH "TESI" CHROME BRASSWARE.

SHOWER ENCLOSURES BY IDEAL STANDARD, INCLUDING "WALK-IN" ENCLOSURES WHERE SPECIFIED (SEE LAYOUT PLANS).

AQUALISA "MIAN DCV" SHOWER HEADS / CONTROLS WITH CONCEALED VALVES, FEATURING BOTH FIXED DRENCH AND ADJUSTABLE HEADS.

NHBC 10 - YEAR BUILDMARK WARRANTY

ARNCLIFFE HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- ARE TREATED FAIRLY;
- KNOW WHAT SERVICE LEVELS TO EXPECT;
- ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISIONS;
- KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.



A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM:
WWW.CONSUMERCODE.CO.UK

THE DETAILS PROVIDED ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE; THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATION AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION.

IMAGES SHOWN ARE FOR REPRESENTATION PURPOSES ONLY – ACTUAL PRODUCT SPECIFICATIONS MAY DIFFER

Arncliffe

Can we assist your move?



HARDWICK HALL



PEAK DISTRICT



BOLSOVER CASTLE

ONCE YOU HAVE CHOSEN THE NEW ARNCLIFFE HOME YOU WOULD LIKE, THERE ARE A RANGE OF FACILITIES WE CAN OFFER TO MAKE YOUR PURCHASE THAT MUCH EASIER.

IF YOU DO NOT YET HAVE A BUYER FOR YOUR EXISTING HOUSE, WHY NOT CONSIDER OUR HIGHLY SUCCESSFUL **PART EXCHANGE** SCHEME?

HUNDREDS OF PURCHASERS HAVE TAKEN ADVANTAGE OF THIS FACILITY, WHICH HAS ENABLED THEM TO PLAN THEIR MOVE WITH CERTAINTY, WITHOUT THE WORRY OF FINDING A BUYER AT THE RIGHT PRICE OR THE HASSLE OF APPOINTING ESTATE AGENTS AND NEGOTIATING WITH POTENTIAL BUYERS.

SIMPLY COMPLETE OUR NO-OBLIGATION APPLICATION FORM AND WE WILL ARRANGE A MUTUALLY CONVENIENT TIME TO INSPECT YOUR PROPERTY, FOLLOWING WHICH WE WILL CONFIRM ITS ELIGIBILITY FOR PART EXCHANGE AND DISCUSS OUR VALUATION WITH YOU. ONCE WE HAVE AGREED FIGURES, YOUR PURCHASE CAN PROCEED WITHOUT DELAY AND YOU COULD BE MOVING INTO YOUR BRAND NEW HOME IN WEEKS.

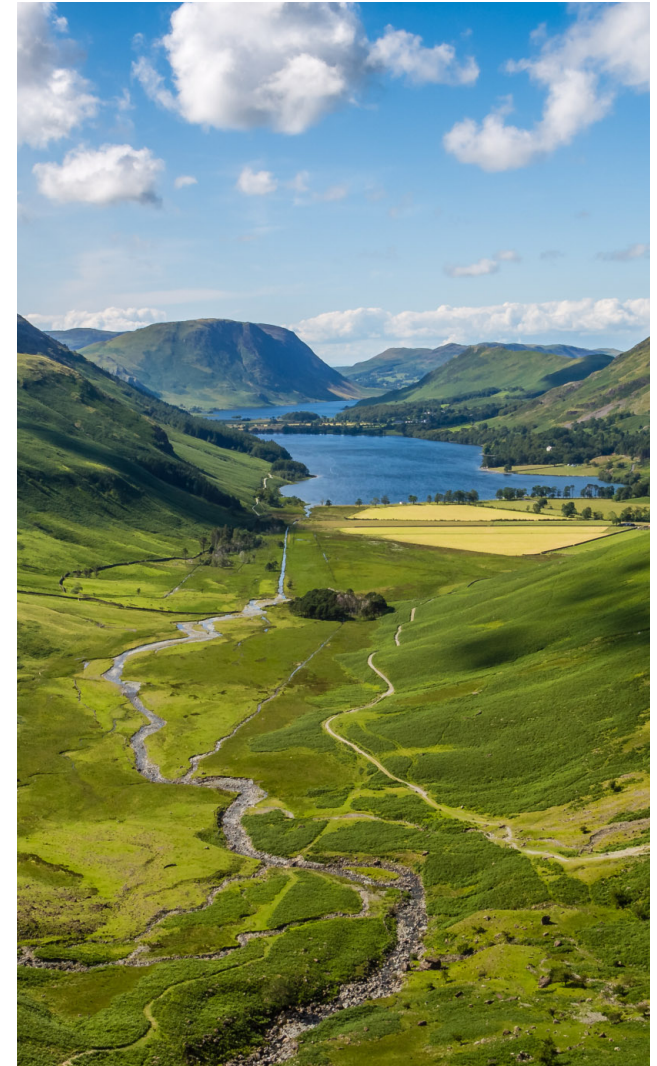
OUR PART EXCHANGE FACILITY IS ENTIRELY WITHOUT OBLIGATION AND IN THE EVENT THAT YOU DECIDE NOT TO PROCEED WITH OUR OFFER, YOU WILL FACE NO CHARGES.

PART EXCHANGE MAY NOT BE APPROPRIATE IN ALL CASES, FOR EXAMPLE IF YOUR EXISTING HOUSE IS OF A SIMILAR OR GREATER VALUE THAN THE NEW HOUSE YOU WISH TO PURCHASE. WE THEREFORE OFFER A **SALES ASSISTANCE** SCHEME WHEREBY WE APPOINT A LOCAL ESTATE AGENT TO MARKET YOUR PROPERTY AT A MUTUALLY AGREEABLE FIGURE BUT WITH THE BENEFIT OF THE FACILITIES WE OFFER ON OUR NEW HOMES; FOR EXAMPLE PART EXCHANGE, MORTGAGE ASSISTANCE, ETC.

THE **MORTGAGE** MARKET IS CONSTANTLY CHANGING AND IT IS DIFFICULT TO STAY ABREAST OF THE LATEST PRODUCTS. WE THEREFORE OFFER THE SERVICES OF AN INDEPENDENT FIRM OF FINANCIAL ADVISERS WHO HAVE ACCESS TO ALL MAJOR LENDERS AND CAN GIVE IMPARTIAL ADVICE ON THE BEST DEALS AROUND AT ANY GIVEN TIME.

THESE ADVISERS WILL MEET YOU AT A MUTUALLY CONVENIENT TIME AND PLACE (AT HOME IF YOU WISH) AND TALK THROUGH THE OPTIONS WITH YOU, ON A NO OBLIGATION BASIS. IF YOU DECIDE TO PROCEED WITH ONE OF THEIR SUGGESTIONS, THEY WILL GUIDE YOU THROUGH THE PAPERWORK AND MONITOR PROGRESS OF YOUR APPLICATION THROUGH TO THE TIME A MORTGAGE OFFER IS ISSUED.

ONCE AGAIN, THIS FACILITY IS COMPLETELY FREE OF CHARGE AND ENTIRELY WITHOUT OBLIGATION.



THE PEAK DISTRICT

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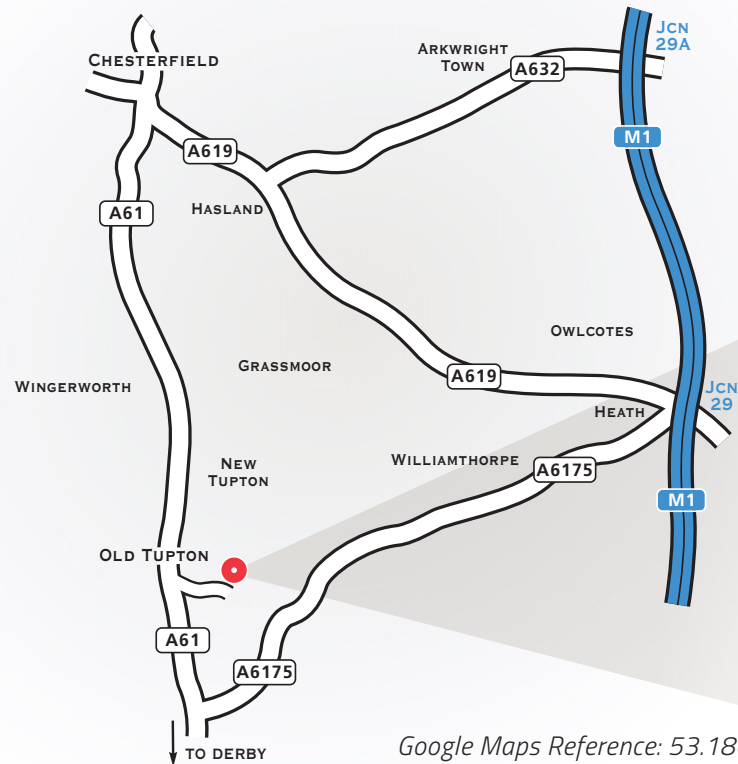
Location & Transport

MORTON PADDOCK IS LOCATED AT BRASSINGTON LANE, OLD TUPTON, CHESTERFIELD S42 6LB AND IS CONVENIENTLY PLACED FOR ACCESS TO A HOST OF LOCAL AMENITIES.

CHESTERFIELD CENTRE IS JUST 4 MILES AWAY AND SHEFFIELD CITY CENTRE IS 16 MILES NORTH ON THE A61. CHATSWORTH HOUSE IS 12 MILES AWAY VIA THE A619.

THERE ARE RAIL CONNECTIONS TO MAJOR TOWNS AND CITIES DIRECT FROM CHESTERFIELD STATION INCLUDING LONDON, LEEDS, BIRMINGHAM, MANCHESTER, YORK AND NEWCASTLE.

FOR THOSE TRAVELLING FURTHER AFIELD, EAST MIDLANDS AIRPORT IS APPROXIMATELY 50 MINUTES AWAY. BIRMINGHAM AND MANCHESTER AIRPORTS ARE A LITTLE FURTHER AT APPROXIMATELY 1½ HOURS EACH.



Google Maps Reference: 53.180778 / -1.415370

