



Chellaston Fold

AREA GUIDE

Ashberry
Homes

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A fantastic location

A wealth of amenities,
a stunning development.

Nestled within an idyllic semi-rural location, Chellaston Fold is a collection of wonderful 3, 4 and 5-bedroom homes situated on the outskirts of Chellaston village, Derbyshire. These stylish homes benefit from convenient access to major roads and local amenities, as well as ample leisure opportunities.

Chellaston Fold is set against a rural Derbyshire backdrop, joining the popular village of Chellaston. Situated around a 15-minute drive away from Derby, the homes are ideally placed for convenient travel into the city centre, which has plentiful shopping options and eateries. Residents have a fantastic selection of nearby road links, including the M1 just 11 miles away.

Ideally situated for road travel, Chellaston Fold has easy access to the A46, A50 and the A6. The M1 can be reached in just 15 minutes with trips to Nottingham and Birmingham taking just 30 minutes and 1 hour respectively. In addition, Leicester is a convenient 25 minute drive away.

Willington train station is just a 12 minute drive away. From here, commuters can travel directly to Birmingham in just 40 minutes, and to Derby in just 10 minutes. Derby train station offers links to Sheffield, Manchester and Liverpool amongst others. For further public transport options, buses regularly pass through the nearest bus stop, Chase Close, to reach Derby. For those requiring air travel, East Midlands airport is 10 miles away.

Everyday necessities can be acquired at two local supermarket superstores around a five minute drive from the development. The area is also dotted with several smaller grocery store for additional convenience.

Residents of Chellaston Fold will find themselves well situated for retail, with central Derby boasting a well-stocked high street and several shopping centres, including Derbion and Kingsway Retail Park.



“ We had a really good experience
with Ashberry and we would definitely
recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

Closer to home, Chellaston High Street has a pharmacy, chiropractor and bakery as well as a coffee lounge and gift shop. There are a host of popular eateries in the vicinity, including traditional British pubs, Indian and Chinese. Shardlow boasts a fantastic culinary scene, with the village home to highly rated restaurants for every occasion.

Chellaston is ideally placed to leisure pursuits, with a combination of countryside and urban attractions nearby. Chellaston Park is just a 10-minute walk away, and as well as open green space, has fantastic sports facilities including a play area and sports pavilion.

For family days out, Elvaston Castle Country Park takes nine minutes when driving. Spanning 321 acres, visitors can relish time spent in parkland and a woodland, with several historic elements to be explored.

A little further out, Staunton Harold Reservoir is six and a half miles away and offers 163 acres of outdoor space adorned with wildflower meadows, woodland and stunning open water views.

Just three and a half miles away is Moorways Sports Village and Water Park. The site has recently undergone a £42 million refurbishment, with brilliant facilities for swimming and soft play, a gym, a sauna and a steam room.

Derby city centre is five miles away, with attractions including a theatre, a museum and art gallery.

Those with children are well-served by a selection of esteemed educational facilities. Younger children in the area attend Chellaston Fields Spencer Academy and Homefields Primary School, both of which are just a five minute drive away. Secondary school options include Chellaston Academy, located just under one and a half miles away, and Noel-Baker Academy a nine-minute drive away.

Those interested in further education can attend Derby College and Landau Forte Collect Sixth Form, both of which are a 12 minute drive away. Local higher education options include the University of Nottingham, Nottingham Trent University and The University of Derby.







5 Bedroom Homes

 The Dahlia
Plots 614 & 616

4 Bedroom Homes

 The Aster
Plots 547, 553, 561, 566, 568, 569, 580, 582, 594, 615, 629, 654, 661 & 663

 The Tuscany
Plots 552, 554, 579, 593, 595, 598, 602, 610, 613, 618, 623, 628, 644 & 648

 The Angelica *Life*
Plots 546, 562, 563, 570, 583, 586, 597, 601, 603, 617, 624, 626, 627, 630, 638, 642, 647, 649, 662 & 665

 The Gardenia
Plots 564, 565, 587, 588, 589, 619, 620, 621 & 625

 The Ophelia
Plots 557, 576, 599, 605, 609 & 622

 The Campanula
Plots 550, 551, 555, 556, 584 & 585

 The Jasmine
Plots 549, 559, 581, 611 & 664

 The Myrtle
Plots 590, 633, 634, 635, 636, 651 & 652

3 Bedroom Homes

 The Verbena
Plots 558, 606 & 650

 The Foxglove
Plots 631, 632 & 637

 The Daisy
Plots 548, 560, 567, 571, 574, 575, 577, 578, 600, 604, 607, 608, 612, 643, 653, 655 & 660


 The Lysander
Plots 596, 639, 640 & 641

 The Valerian
Plots 572, 573, 591, 592, 645, 646, 656, 657, 658 & 659

Material Finishes

- (R) - Render Version
- (S) - Stone Version

Key to plan

- s/s Substation
- p/s Pumping station
- bcp Bin collection point
- p Potential grasscrete to be used by DCC to maintain culvert
-  Sales area

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

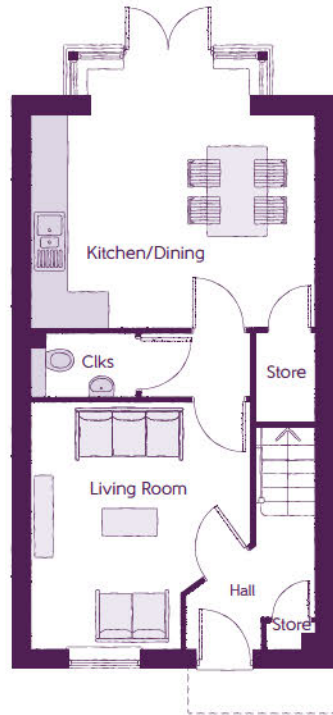


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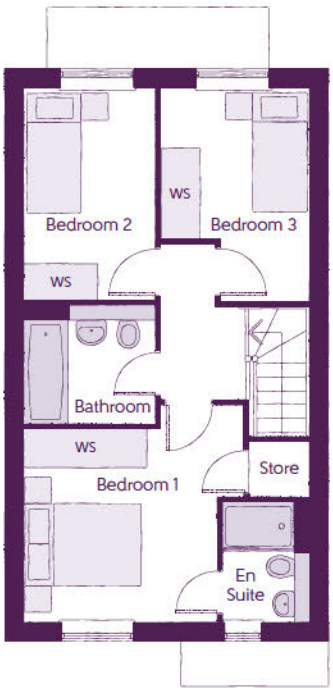
The Valerian
3 BEDROOM HOME



The Valerian
3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	4.67m x 4.29m	15'4" x 14'1"
Living Room	3.61m x 4.05m (max)	11'10" x 13'4" (max)
Cloakroom	1.71m x 1.05m	5'7" x 3'5"



First Floor		
Bedroom 1	3.61m x 3.56m (max) (max)	11'10" x 11'8" (max) (max)
Bedroom 1 En Suite	1.41m x 1.96m	4'8" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.93m	7'1" x 6'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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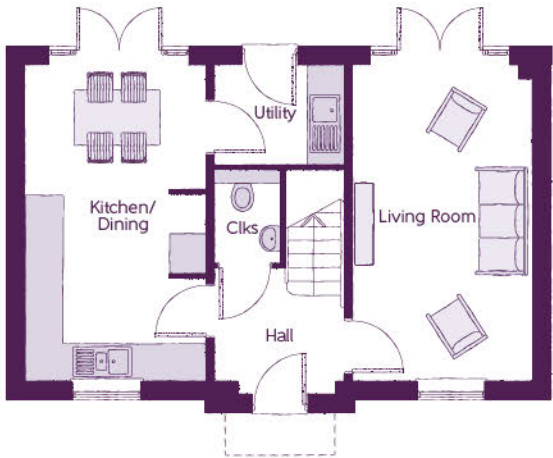
The Lysander

3 BEDROOM HOME

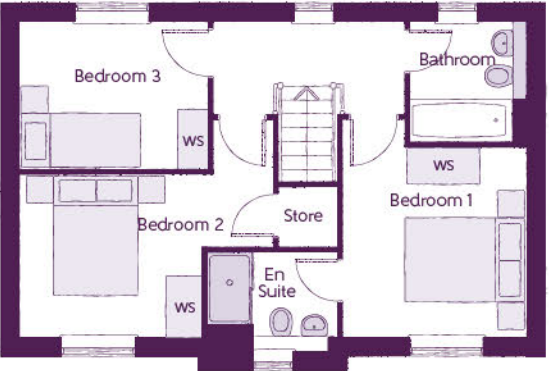


The Lysander

3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"



First Floor		
Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m	13'8" x 8'9"
Bedroom 3	3.10m x 2.42m (max)	10'2" x 7'11" (max)
Bathroom	1.91m x 1.98m	6'3" x 6'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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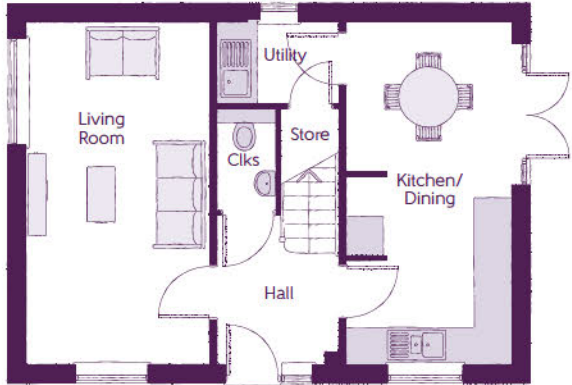


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The Daisy
3 BEDROOM HOME

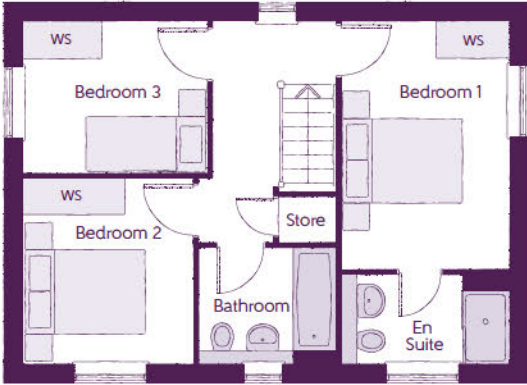


The Daisy
3 BEDROOM HOME



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.95m x 1.51m	3'1" x 4'11"



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	2.79m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03 m x 2.48m	9'11" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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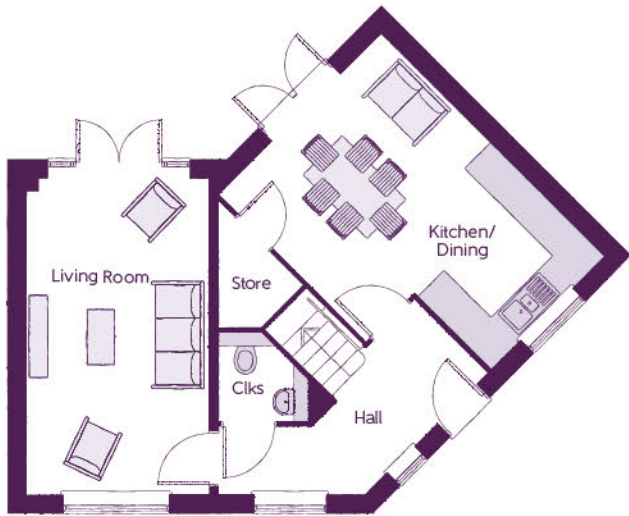


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The Foxglove
3 BEDROOM HOME

The Foxglove
3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	3.76m x 5.19m (max)	12'4" x 17'0" (max)
Living Room	3.01m x 5.19m	9'10" x 17'0"
Cloakroom	1.50m x 1.47m (max)	4'11" x 4'10" (max)



First Floor		
Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.39m x 2.09m (max)	7'10" x 6'10" (max)
Bedroom 2	4.50m x 3.29m (max)	14'9" x 10'10" (max)
Bedroom 3	2.72m x 2.76m	8'11" x 9'1"
Bathroom	1.91m x 1.91m	6'3" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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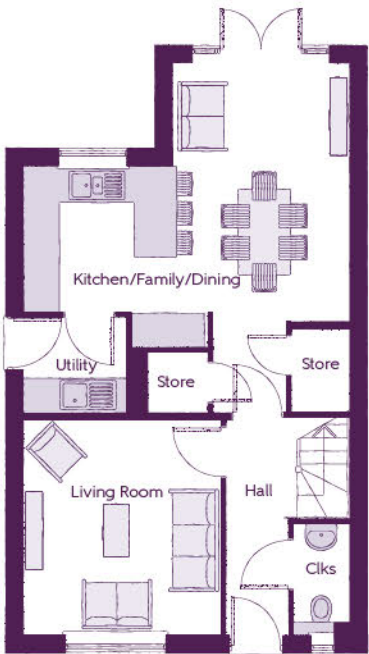
The Verbena

3 BEDROOM HOME



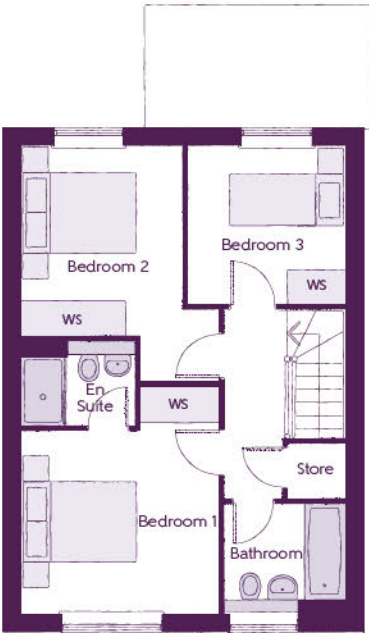
The Verbena

3 BEDROOM HOME



Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max) (max)	18'6" x 19'10" (max) (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.11m x 1.91m	6'11" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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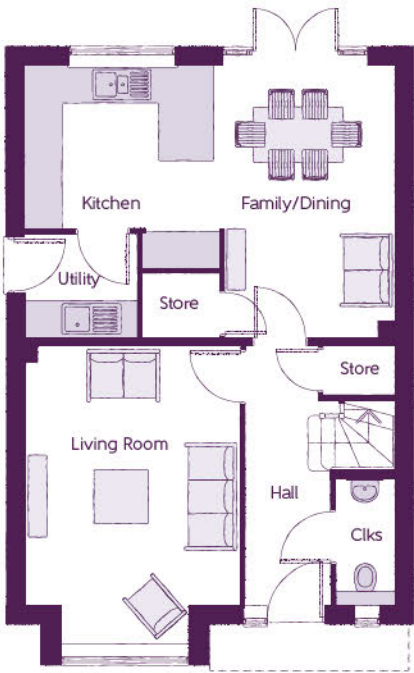
The Jasmine

4 BEDROOM HOME



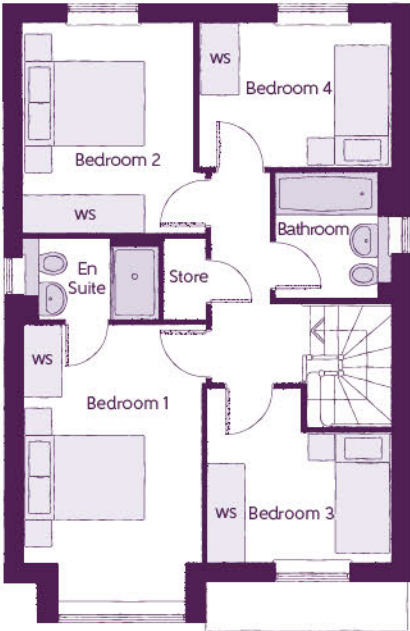
The Jasmine

4 BEDROOM HOME



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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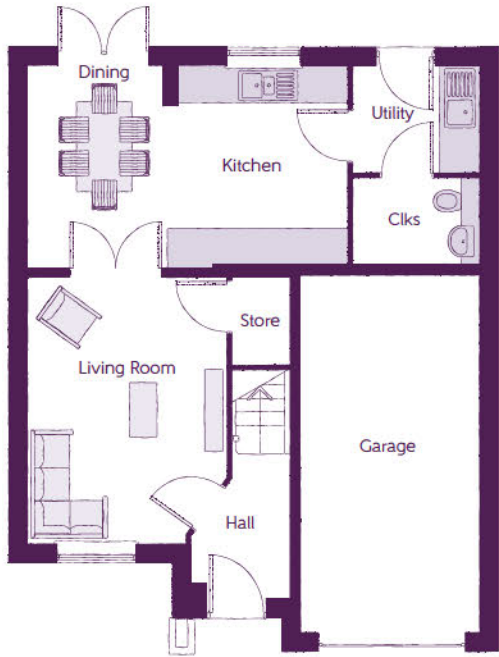


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The Myrtle
4 BEDROOM HOME

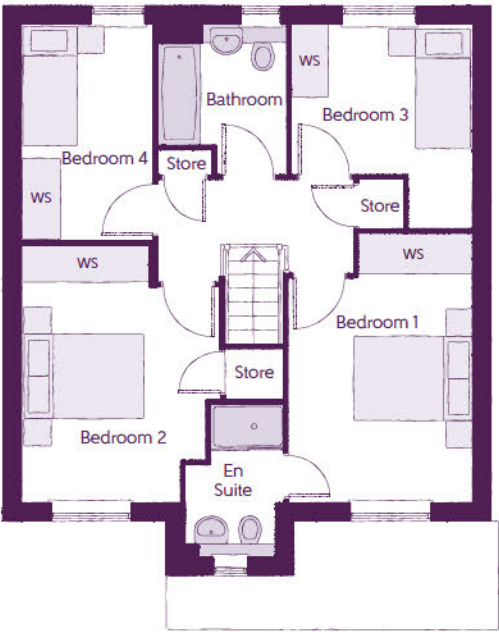


The Myrtle
4 BEDROOM HOME



Ground Floor

Kitchen/Dining	5.27m x 3.34m	17'4" x 10'11"
Living Room	3.27m (max) x 4.40m (max)	10'9" (max) x 14'5" (max)
Utility	2.07m x 1.76m	6'10" x 5'9"
Cloakroom	2.07m x 1.44m	6'10" x 4'9"
Garage	2.96m x 6.00m	9'9" x 19'8"



First Floor

Bedroom 1	3.02m x 4.38m (max)	9'11" (max) x 14'5" (max)
Bedroom 1 En Suite	1.61m x 2.51m	5'3" x 8'3"
Bedroom 2	3.27m (max) x 4.23m (max)	10'9" (max) x 13'11" (max)
Bedroom 3	2.98m (max) x 3.41m (max)	9'9" (max) x 11'2" (max)
Bedroom 4	2.16m x 3.56m	7'1" x 11'8"
Bathroom	2.12m (max) x 2.46m (max)	6'11" (max) x 8'1" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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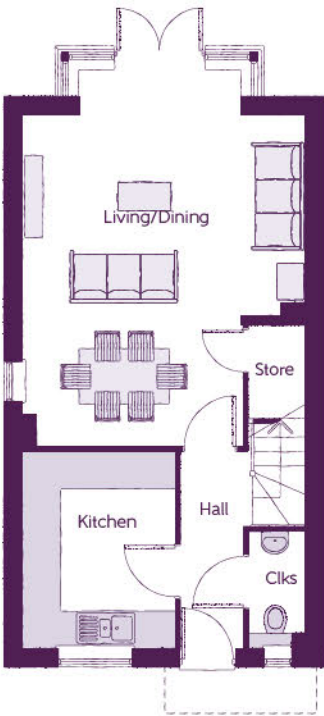
The Campanula

4 BEDROOM HOME



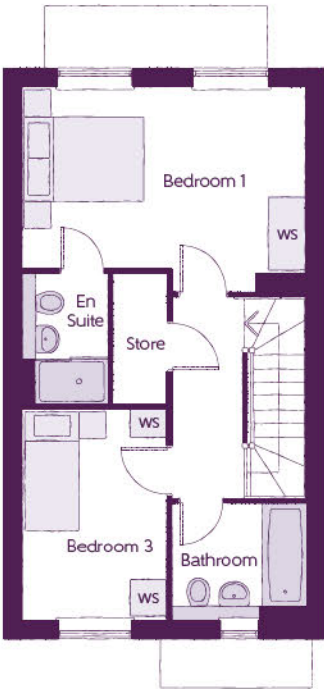
The Campanula

4 BEDROOM HOME



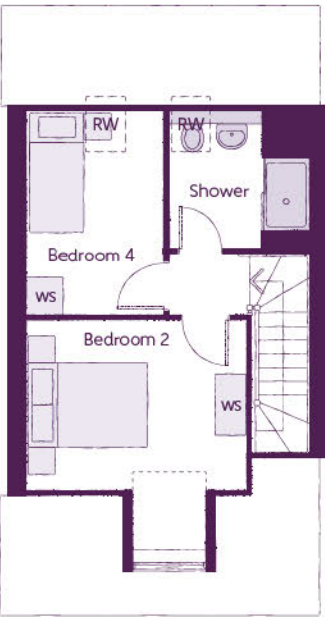
Ground Floor

Kitchen	2.50m x 3.17m	8'3" x 10'5"
Living/Dining	4.67m x 6.25m (max) (max)	15'4" x 20'6" (max) (max)
Cloakroom	0.94m x 1.90m	3'1" x 6'3"



First Floor

Bedroom 1	4.67m x 3.37m (max) (max)	15'4" x 11'1" (max) (max)
Bedroom 1 En Suite	1.40m x 2.15m	4'7" x 7'1"
Bedroom 3	2.38m x 3.46m	7'10" x 11'4"
Bathroom	2.20m x 1.90m	7'3" x 6'3"



Second Floor

Bedroom 2	3.63m x 3.81m (max) (max)	11'11" x 12'6" (max) (max)
Bedroom 4	2.25m x 3.38m	7'5" x 11'1"
Shower	2.33m x 2.29m	7'8" x 7'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window - - - - - Reduced Head Height

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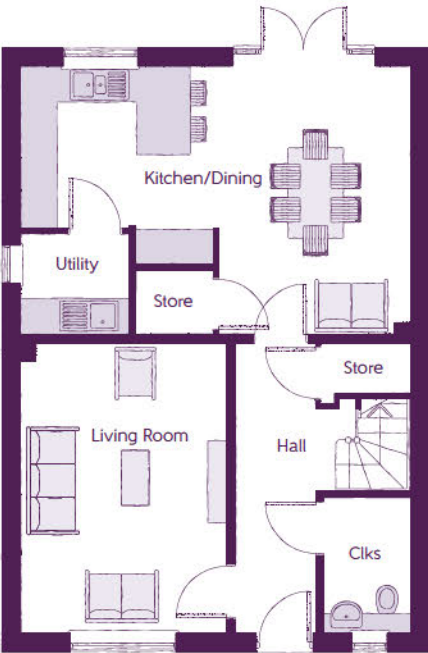
The Ophelia

4 BEDROOM HOME



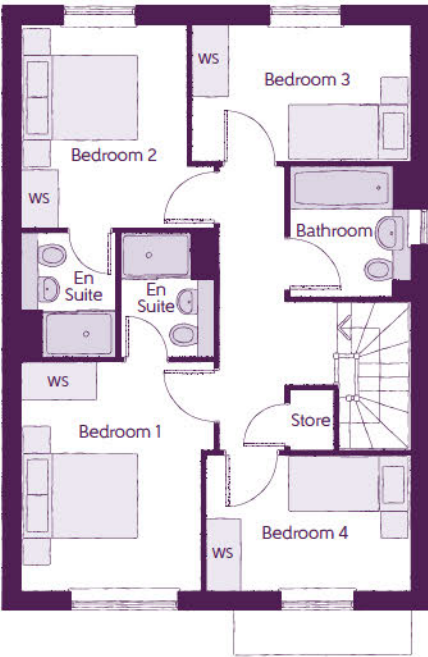
The Ophelia

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	6.42m x 4.42m (max) (max)	21'1" x 14'6" (max) (max)
Living Room	3.39m x 4.77m	11'1" x 15'8"
Utility	1.78m x 1.61m	5'10" x 5'3"
Cloakroom	1.46m x 2.22m	4'10" x 7'4"



First Floor

Bedroom 1	3.19m x 3.78m (max)	10'5" x 12'5" (max)
Bedroom 1 En Suite	1.56m x 2.05m	5'1" x 6'9"
Bedroom 2	2.73m x 3.35m	9'0" x 11'0"
Bedroom 2 En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 3	3.60m x 2.25m	11'10" x 7'4"
Bedroom 4	3.40m x 2.22m	11'2" x 7'4"
Bathroom	1.98m x 2.15m	6'6" x 7'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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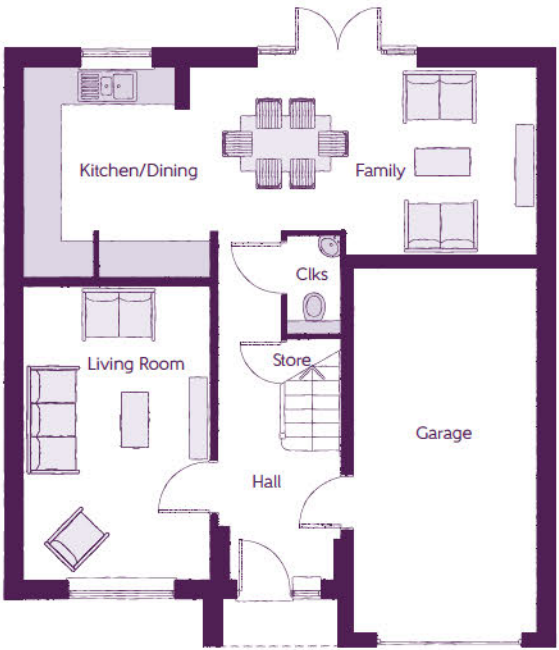


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The Gardenia
4 BEDROOM HOME

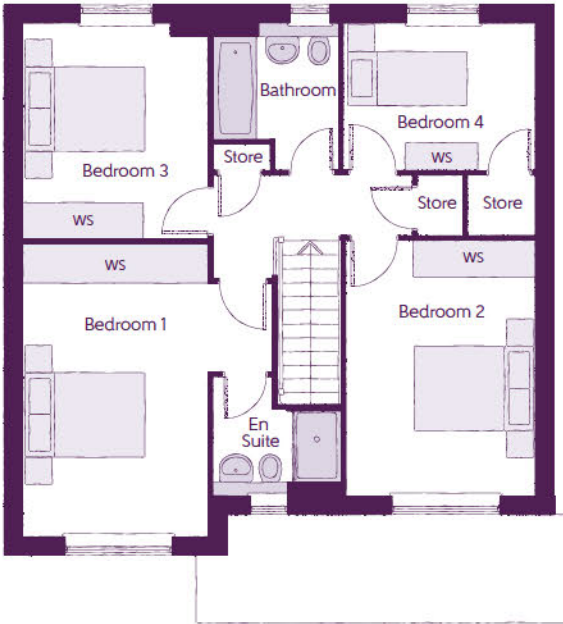


The Gardenia
4 BEDROOM HOME



Ground Floor

Kitchen/Dining	5.33m x 3.45m	17'6" x 11'4"
Family	3.12m x 3.11m	10'3" x 10'3"
Living Room	3.05m x 4.85m	10'0" x 15'11"
Cloakroom	0.90m x 1.63m	3'0" x 5'4"
Garage	3.05m x 6.05m	10'0" x 19'10"



First Floor

Bedroom 1	4.10m x 4.83m	13'5" x 15'10"
Bedroom 1 En Suite	2.10m x 1.95m	6'11" x 6'5"
Bedroom 2	3.12m x 4.21m	10'3" x 13'10"
Bedroom 3	3.05m x 3.53m	10'0" x 11'7"
Bedroom 4	3.16m x 2.40m	10'4" x 7'10"
Bathroom	2.07m x 2.40m	6'9" x 7'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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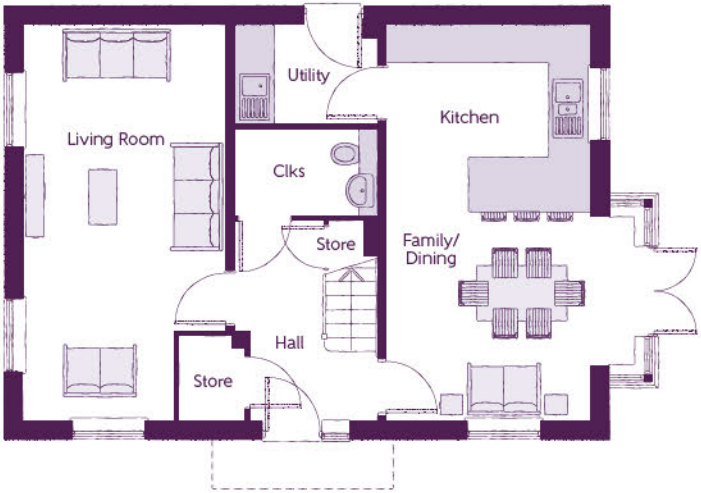


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The AngelicaLife
4 BEDROOM HOME

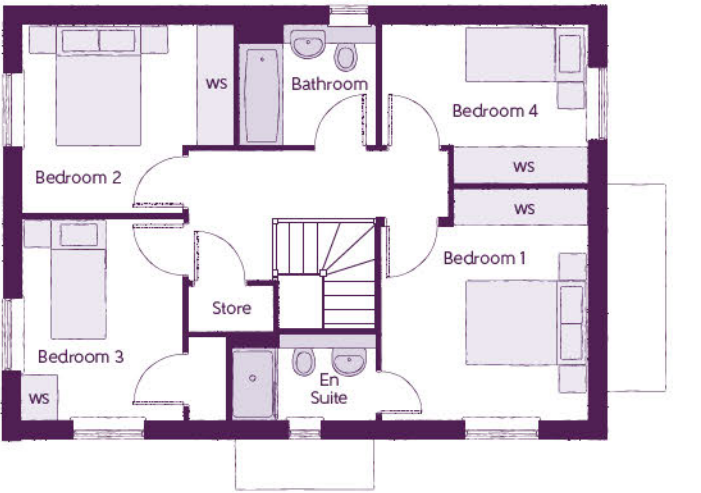


The AngelicaLife
4 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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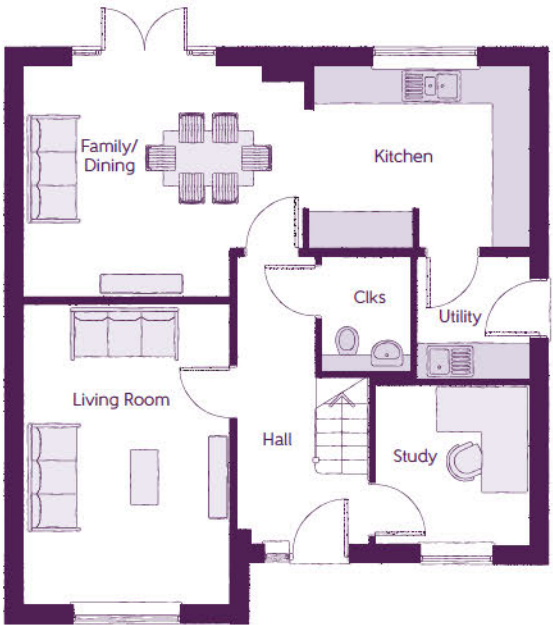


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The Tuscan
4 BEDROOM HOME

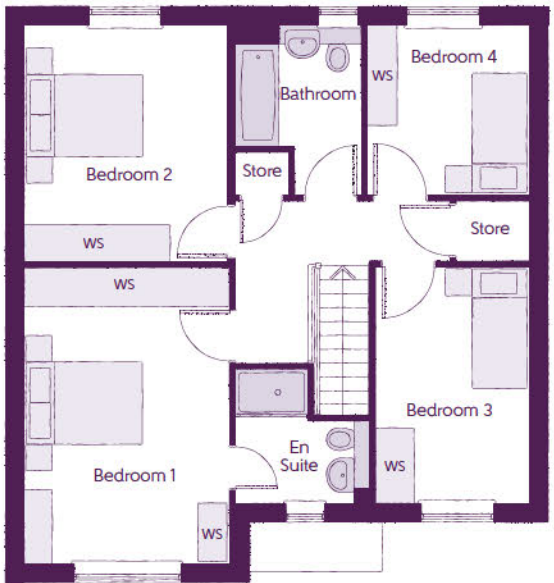


The Tuscan
4 BEDROOM HOME



Ground Floor

Kitchen	3.71m x 3.00m (max) (max)	12'2" x 9'10" (max) (max)
Family/Dining	4.62m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"



First Floor

Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.69m x 2.71m	8'10" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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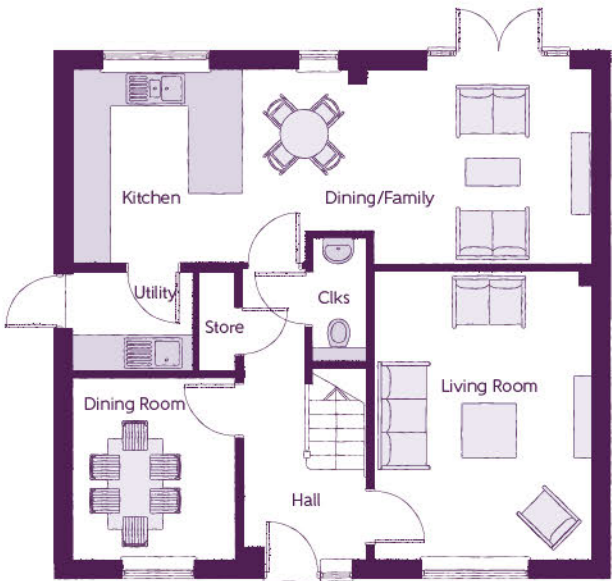


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The Aster
4 BEDROOM HOME

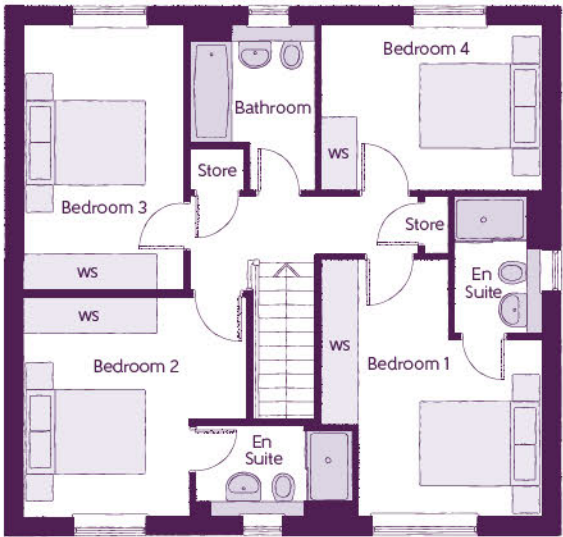


The Aster
4 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"



First Floor

Bedroom 1	3.65m x 4.26m (max)	12'0" x 14'0" (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max)	12'1" x 12'0" (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max)	6'10" x 8'11" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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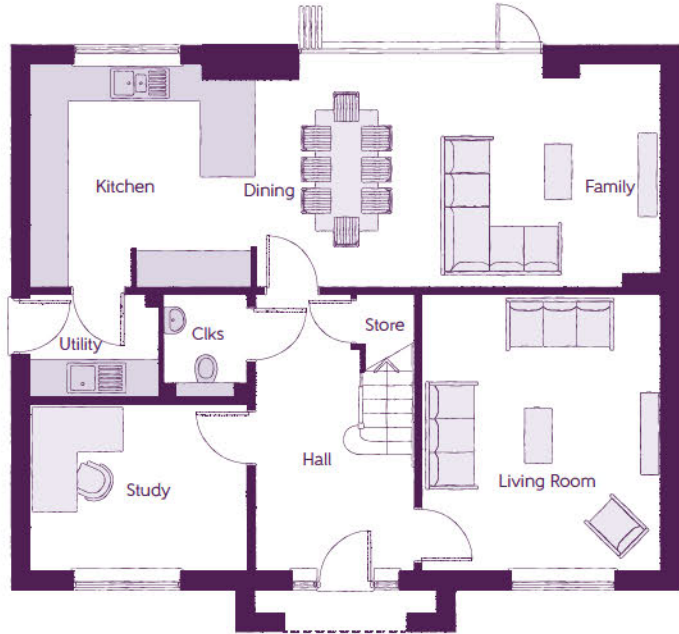


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The Dahlia
5 BEDROOM HOME

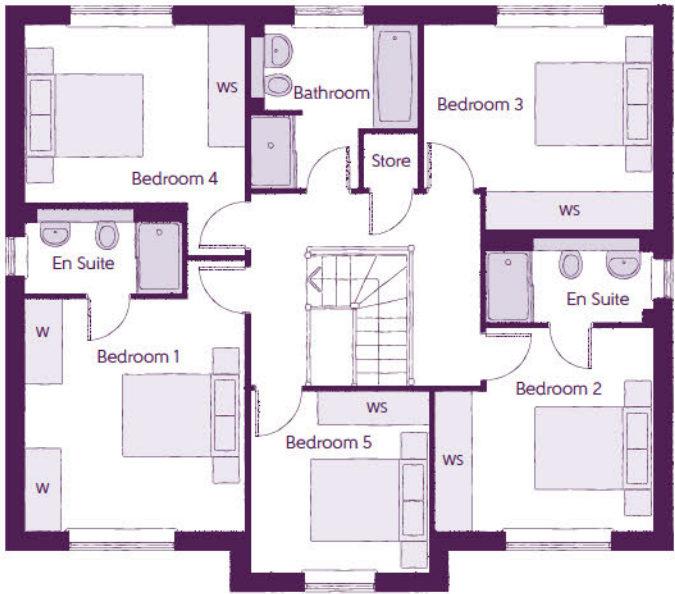


The Dahlia
5 BEDROOM HOME



Ground Floor

Kitchen	3.70m x 3.65m	12'2" x 12'0"
Dining	2.96m x 3.43m	9'9" x 11'3"
Family	3.70m x 3.65m	12'2" x 12'0"
Living Room	3.90m x 4.54m	12'10" x 14'11"
Study	3.56m x 2.74m	11'8" x 9'0"
Utility	2.10m x 1.65m	6'11" x 5'5"
Cloakroom	1.37m x 1.65m	4'6" x 5'5"



First Floor

Bedroom 1	3.62m x 4.46m (max)	11'11" x 14'8" (max)
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.62m x 3.35m (max)	11'11" x 11'0" (max)
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m (max)	12'6" x 11'2" (max)
Bedroom 4	3.62m x 3.78m (max)	11'11" x 12'5" (max)
Bedroom 5	2.94m x 2.98m	9'8" x 9'10"
Bathroom	2.76m x 2.68m	9'1" x 8'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe ---- - Reduced Head Height

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			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●	●
	Window Cills	White Satin MDF	●	●	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●	●	●
		Oak Stop Chamfered Newels				●
	Newel Caps	White Satin Flat Top Newel Caps	●	●	●	
		Oak Flat Top Newel Caps				●
	Handrail	White Satin Heavy Duty Handrail	●	●	●	
		Oak Heavy Duty Handrail				●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●	●	
KITCHEN		White Satin 120x14 MDF Grooved & Chamfered				●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●	
		Chrome SR700 Door Furniture				●
	Wardrobes	Hinged Fitted Wardrobes to Bed 1				●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●	●
	Frontals	Bellway Band B options &	●	●		
		Bellway Band C options &			●	
		Bellway Band D options &				●
	Units	Frontal Matching Table Ends	●	●		
		Unit Framing			●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●			
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●		
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●	
		Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)				●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●		
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●	
		Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)				●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●		
		Zanussi Single Oven ZOHNX3X1			●	
		A E G Single Oven BPK556260M				●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●		
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●	
		A E G 5 Burner Gas Hob HGB75420YM & SS Spashback				●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	
		A E G Cooker Hood Extractor DKB4950M				●

			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
KITCHEN	Appliances Microwave	Zanussi Combination Microwave ZVENM6X3			●	
		A E G Combination Microwave KMK565060X ††				●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●		
		Zanussi 70/30 Fridge Freezer ZNFN18ES3			●	
		Zanussi 70/30 Fridge Freezer ZNFN18ES3 (2no)				●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●		
		Zanussi Dishwasher ZDLN1521			●	●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	●
WET ROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin ^	●	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	●	●		
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			●	●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ~~~	●	●		
		Roca DEBBA 550 WHB with Semi Pedestal ~~~~			●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●		
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ##	●	●		
		Mira MINIMAL Single Thermostatic Shower &&			●	●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	●	●		
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††			●	●
MECHANICAL	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●		
		Roca DEBBA 550 WHB with Semi Pedestal			●	●
	En-Suite - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel ^			●	●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●		
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●	●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	●	●	●	
		Mira MINIMAL Dual Thermostatic Shower				●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	●	●		
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††			●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ^		●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	●	●		
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (Hob) ^^			●	●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●	●
	Towel Warmers	Flat Chrome to Bathroom			●	
		Flat Chrome to Bathroom & En-Suite 1				●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●	●

			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
ELECTRICS	Safety - Heat	Heat Detector DET #	●	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ^			●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●		
		Polished Chrome Recessed Spot Lights			●	●
	Lighting - Kitchen Under Unit	High Output Tri-Light				●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●		
		Polished Chrome Recessed Spot Lights			●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●	●
	Communications - TV	TV Point to Living Room & Bedroom 1	●	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room & Study	●	●	●	●
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	●	●	●	●
EXTERNALS & MISC	Build Method	Masonry ~	●	●	●	●
	Ecological	Hedgehog Highway fencing adaption ††	●	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ~	●	●	●	●
	Maintenance	External Tap			●	
	Number Plaque	Artisan Number Plaque	●	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~	●	●	●	●
	Drives	Bitmac Black ###	●	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~~	●	●	●	●
	Landscaping - Rear	Rotovated Topsoil ~~~	●	●	●	●
	Renewables	Photovoltaic Array ~	●	●	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●	●	●

* refer site layout

** fire rated as necessary

*** full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ consult with sales executive for specific development details

‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

^ housetype dependent - liaise with sales executive

^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

kitchen only

over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

plot dependent

~ plot specific, refer site layout

~~ refer site landscape layout

~~~ semi recessed basin if AD M4(ii) applicable

& soft close mechanism to doors & drawers



## It's the little things that make a house your home

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From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Choose from our range of Personal Touch options:

### Kitchens

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

### Flooring

- Choose from carpets, vinyl or laminate

### Tiling

- Full and half height tiling
- Comprehensive upgrade options

### Plumbing

- Heated towel rail

### Security

- Intruder alarms
- Security lights

### Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

### Miscellaneous

- Turf
- Wardrobes

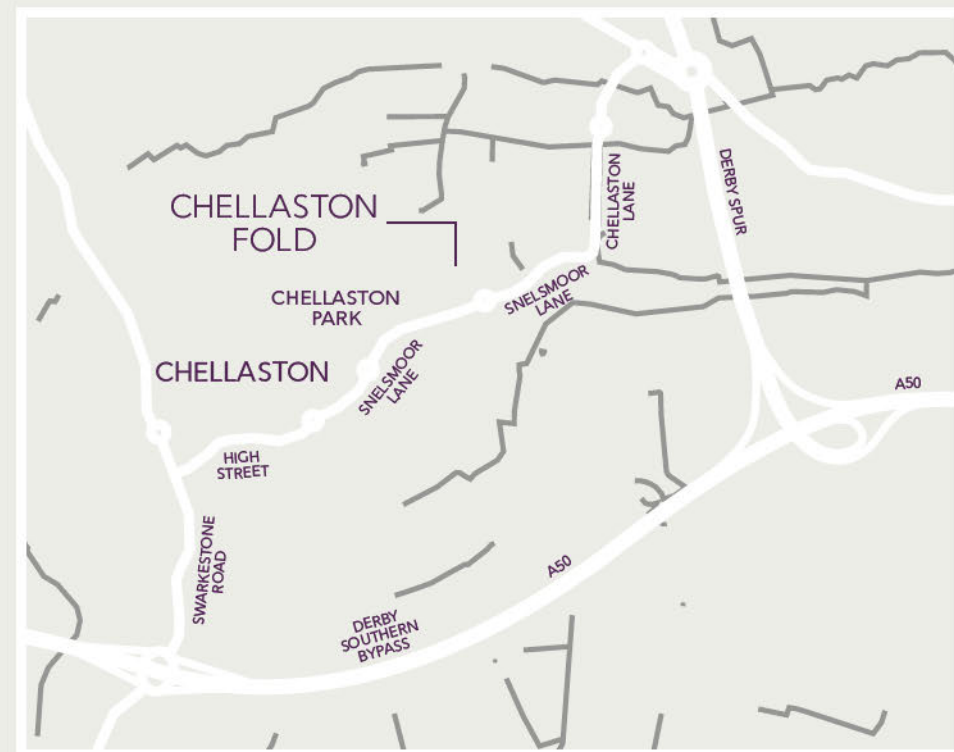
Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.





### Chellaston Fold

Broadacre Way  
Chellaston  
Derby  
Derbyshire  
DE73 6TQ



Map not to scale.