



THE

# SHRUBBERIES



A UNIQUE DEVELOPMENT OF NINE STUNNING DETACHED HOMES



**A unique development of nine  
stunning, high-end detached  
homes, built for the future.**



## **Welcome to The Shrubberies**

Just a five-minute walk from Chesterfield town centre, your new home at The Shrubberies combines Woodall Homes' signature design and beautiful finishes with cutting-edge smart home energy technology.

These luxury bungalows, offering spacious two and three-bedroomed accommodation, each sit with generous gardens, off-street parking and flexible open-plan living.

Close to the town centre, for all your leisure and lifestyle needs, and just a stone's throw from Linacre Reservoirs and the Peak District beyond, you're right where you need to be for every day of your future.

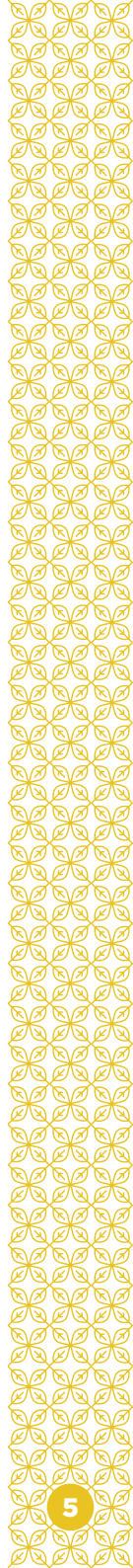


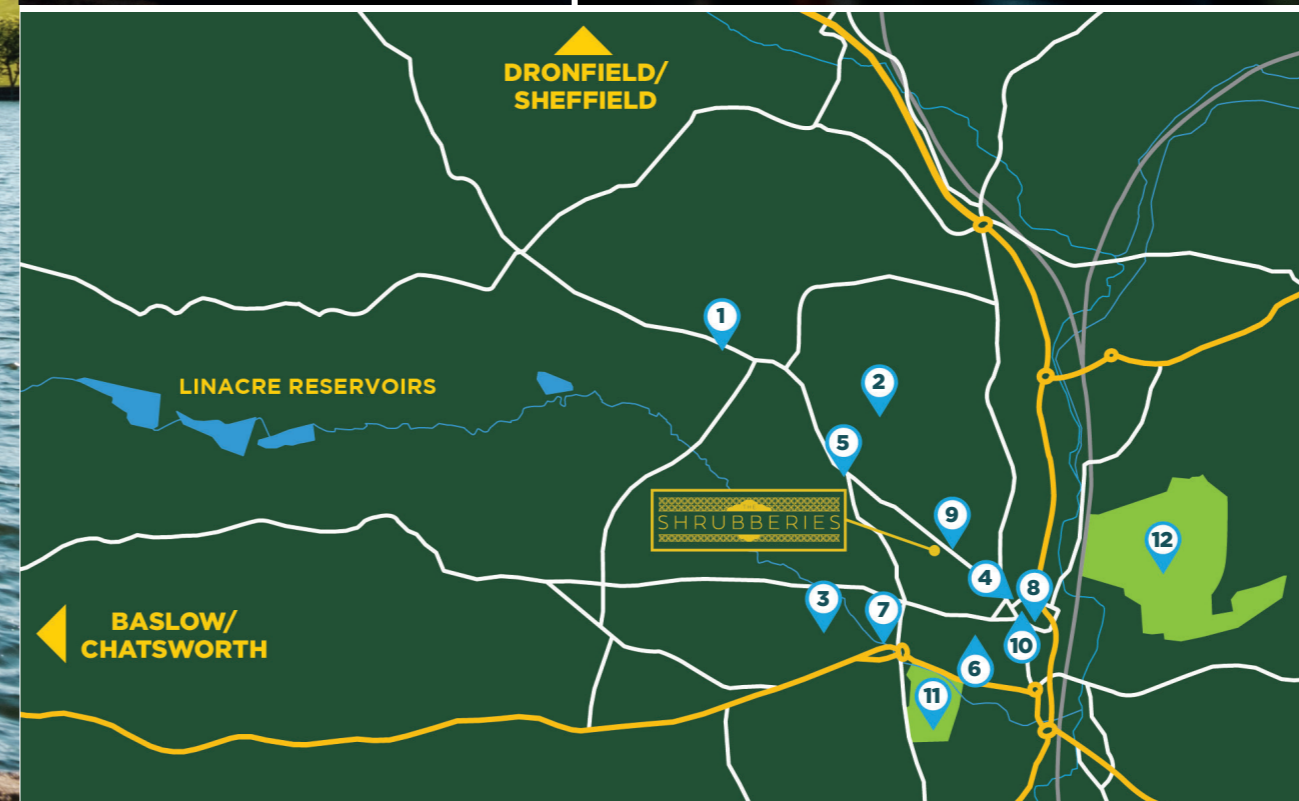
## Your smart, green home

The Shrubberies has been designed to offer the highest levels of energy, cost-saving and environmental performance. Each home comes with an intelligent home energy management system coupled with renewable energy generating solar panels and battery storage.

This complete home energy management system utilises self-learning technology to adapt to your household's daily routine and preferences. Minimising energy bills and the environmental impact of your home by only using the energy you need at its lowest possible cost and carbon intensity.

Smart home  
technology by  wondrwall®





## Local Area

In the north of Chesterfield, The Shrubberies is nearby to numerous highly regarded pubs, bars and restaurants as well as good schools and leisure locations.

### SCHOOLS

- 1:** St Mary's Catholic High School - 1.3 miles
- 2:** Highfield Hall Primary School - 0.7 miles
- 3:** Brampton Primary School - 0.8 miles

### RESTAURANTS

- 4:** Lombardi's Italian Restaurant - 0.4 miles
- 5:** The Highfield - 0.5 miles
- 6:** Odyssey Greek Restaurant - 0.6 miles

### PUBS & BARS

- 7:** Junction Bar - 0.5 miles
- 8:** Einstein's - 0.6 miles
- 9:** The Chesterfield Arms - 0.2 miles

### LEISURE

- 10:** Winding Wheel Theatre - 0.6 miles
- 11:** Queen's Park Sports Centre - 1.2 miles
- 12:** Tapton Golf Course - 1.2 miles



## Site plan

- Willow
- Foxglove
- Rosewood
- Mulberry



## The Rosewood

-  2
-  2
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The two large double bedrooms at the front of the property, both with en-suite bathrooms, are brimming with natural light. The hallway then takes you through to the kitchen, with fully-fitted, high-end quartz worktop units, an enclosed utility room and separate lounge and dining area. The ample living space, with areas for all your day-to-day activities, make this a home built to last.

From the stunning lounge, French doors open to the generous rear garden, completing your beautiful home. Off-street parking for two vehicles is found at the front of the property.





## The Mulberry



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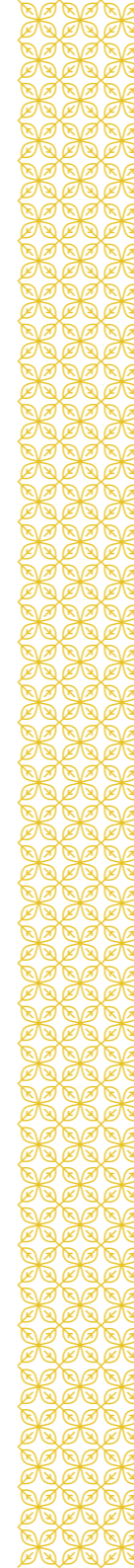


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The heart of this home is the open-plan lounge and dining room making for a flexible space whether you are hosting friends and family or relaxing after a busy day. The kitchen is fitted with Woodall Homes' signature, elegant quartz worktops with integrated appliances and is complemented by a separate utility room.

The three generous double bedrooms, principal with a luxury en-suite bathroom, allow for plenty of private space with a timeless, calming aesthetic. A further large family bathroom supplements the rooms at the end of the hallway.

Outside, space for multiple vehicles to park off-street and an enclosed rear garden complete the home.



## The Willow



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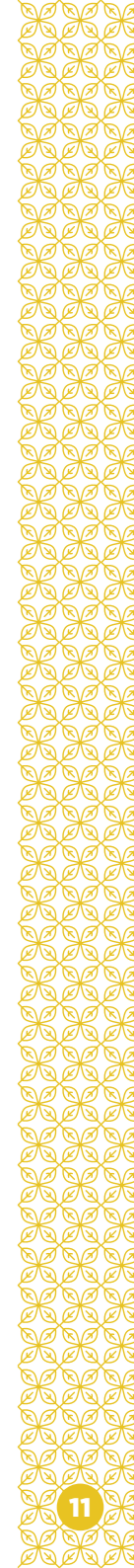


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The principal bedroom at this property is the pinnacle of luxurious private space; a generous double bedroom with an en-suite bathroom with an adjoining dressing area. The further two double bedrooms are served by a large family bathroom.

Down the hallway you will find the gorgeous open-plan lounge and dining space, providing flexible space whatever the occasion. The fitted kitchen and separate utility space make for a home that is both functional and beautiful, with quartz worktops and integrated appliances.

The home provides ample parking with off-street space and a garage, as well as a generous rear garden.





## The Foxglove



Each of the bedrooms at this smart home enjoys abundant natural light. The principal bedroom also includes an en-suite bathroom and a generous wardrobe and dressing space.

Moving through the home you will then find the large family bathroom and open-plan living and dining space with French doors out onto the enclosed rear garden. A separate kitchen with quartz worktops and integrated appliances complete the home, flowing seamlessly through to an additional utility space.

Off-street parking at the front of the home, as well as a private garage, make for a home to suit all your needs.



# Specification

## External Features

- Private gated development
- Landscaped front garden in accordance with development plan
- Car charging
- Front GRP composite door with multi-point locking system
- Doorbell
- Anthracite upvc double glazed windows with locking system
- Power & light to garages where applicable
- Private parking area
- Turf and patio area in rear garden
- Inroof PV electric generation system
- Battery energy storage to garage / storage area
- Outside tap
- Designated waste storage area

## Internal Features

- High-quality contemporary internal doors with a range of door furniture
- Smart house features (alarm, lights, thermostat)
- Ceilings & walls finished in premium emulsion throughout
- Designated storage cupboard
- High-quality floor covering throughout
- Heat / Smoke detectors
- Intruder & security alarm system throughout with intelligent fob
- Intelligent central heating with infrared panels throughout
- TV aerial points to lounge, breakfast room and master bedrooms
- Loft & exterior wall insulation
- Loft hatch

## Kitchen Features

- Fully fitted designer kitchen with a wide range of unit styles and colours
- Fully tiled kitchen floor
- Quartz worktop and upstand.
- Built-in stainless steel double oven
- Built-in microwave
- Induction hob
- Designer extractor hood
- Integrated fridge / freezer
- Integrated dishwasher
- Integrated washer in main kitchen (Applicable if no utility)
- 11/2 bowl stainless steel under mounted sink with drainer
- Designer chrome mixer taps
- Chrome low voltage downlighters in ceiling
- Utility features
- Fully fitted designer units with washer and dryer space
- Fully tiled utility room floor
- Quartz worktop with associated edging and upstand

## Bathroom Features

- Range of stylish tiling, selection of colours and textures - including feature wall
- Fully tiled bathroom floor
- Quality white sanitaryware - including bath, toilet, semi-ped basin and shower tray
- Contemporary chrome single lever brassware fittings and mixer valves
- Chrome heated towel rail
- Chrome downlighters
- Shaver socket

## Shower Room Features

- Range of stylish tiling, selection of colours and textures - including feature wall
- Fully tiled bathroom floor
- Quality white sanitaryware, shower enclosure, low profile tray, glass door with chrome trim
- Contemporary chrome single lever brassware fittings
- Chrome heated towel rail
- Chrome downlighters
- Shaver socket

## Optional Upgrades

- Bathroom, shower room and WC floor and wall tiles
- Kitchen floor tiles
- Additional tiling throughout the home
- Upgrade carpet
- Upgrade underlay
- Additional electrical sockets
- Additional TV & BT points
- Kitchen furniture
- Fitted designer wardrobes to bedrooms
- Brushed steel / chrome sockets throughout house
- LED downlighters throughout house
- Plinth lights to kitchen
- Electric up and over garage door
- Garage roller door
- Additional patio paving areas

**Specification varies by plot type and is subject to change at the developer's discretion.**

**Please contact Woodall Homes for more information.**

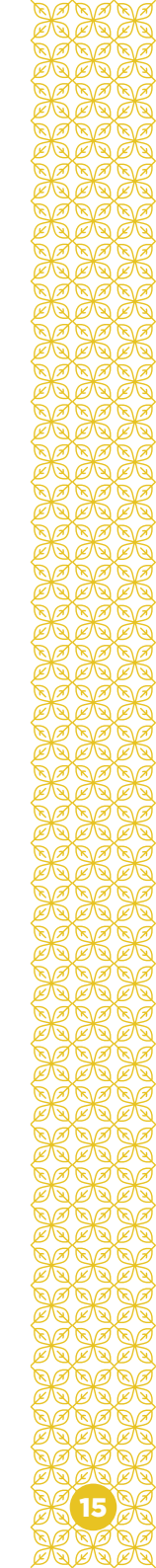


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