



Egstow Park

Clay Cross
Derbyshire

3 and 4
Bedroom Homes



Building more
than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

In this brochure

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Here's why...

Bringing a selection of stunning new 3 and 4 bedroom new homes to Clay Cross near Chesterfield, Egstow Park is boarded by a range of outdoor spaces from an orchard and woodlands to playing fields and a sports pavilion, perfect for all ages to get out and about.

Why Egstow Park?



Here's why...

For all your home comforts, you can pop into the local town centre or make use of the newest facilities just across the road that are perfect for a quick bite to eat, a catch-up with friends or simply enjoying some quality time with the family. Further afield, you'll come across the lively town of Chesterfield for all your retail and entertainment needs.

Egstow Park is in a great location for those commuting, with quick links to the M1 motorway. Also, for those looking to step away from the hustle and bustle and into picturesque countryside, you are just a short drive away from the Peak District where you can take in some truly breath-taking views.

Why Clay Cross?

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.












3 and 4 bedroom homes

*The room dimensions on these homes may be slightly different to those shown within the house type information in this brochure. Please speak to our Development Sales Manager for more details

Your Development...

Explore our Egstow Park development and check out what we have to offer.

The Kea 3 bedroom home	(922) page 6	
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The Kea

922 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

- Dual aspect kitchen/dining room with french doors to garden
- Dual aspect living room
- Downstairs WC
- Utility cupboard
- Main bedroom with en-suite and juliet balcony
- Dual aspect third bedroom
- Family bathroom

First Floor

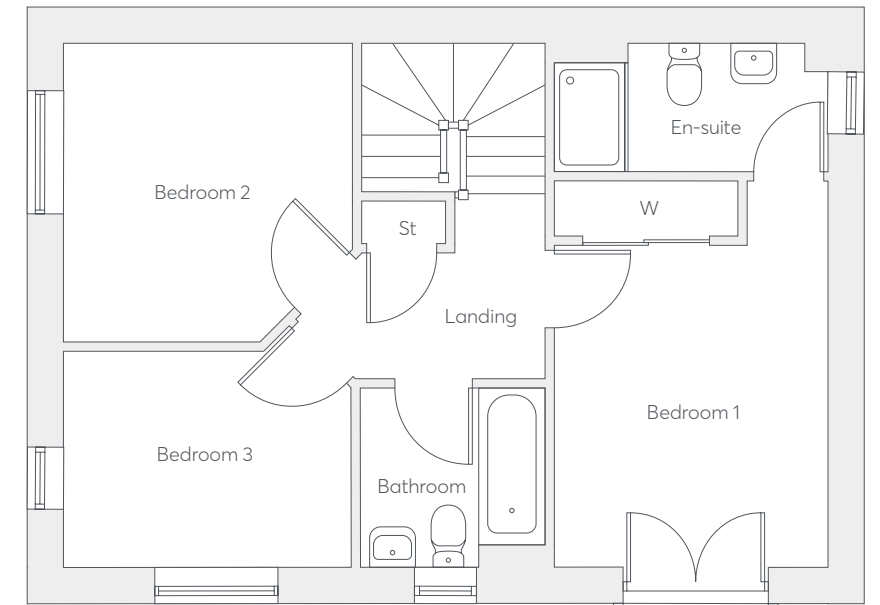
Bedroom 1
2.96m x 3.69m
9'8" x 12'1"

En-Suite
2.96m x 1.40m
9'8" x 4'7"

Bedroom 2
3.12m x 3.03m
10'3" x 9'11"

Bedroom 3
3.09m x 2.08m
10'2" x 6'10"

Bathroom
1.99m x 1.94m
6'6" x 6'4"



Ground Floor

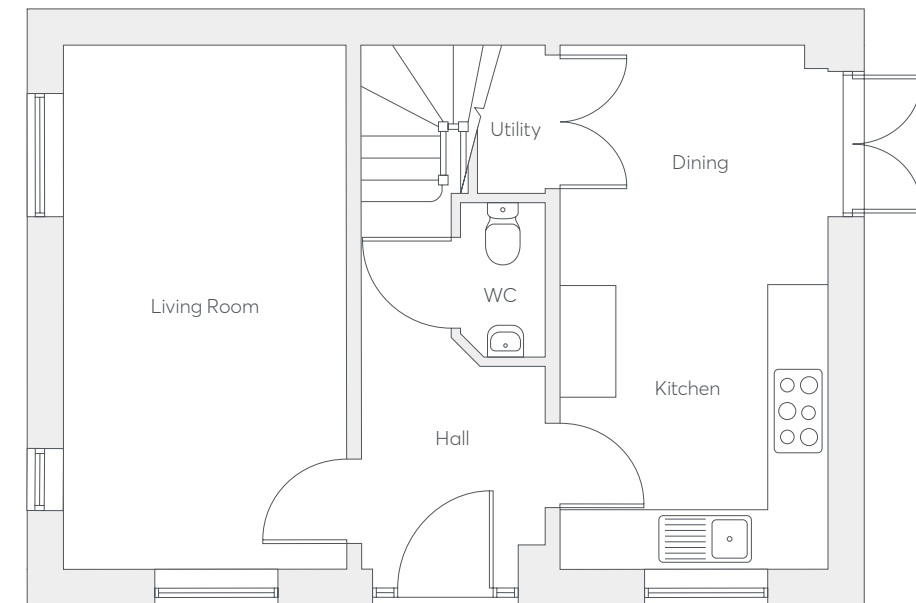
Living Room
3.06m x 5.20m
10'0" x 17'1"

Kitchen
2.90m x 3.08m
9'6" x 10'1"

Dining
2.89m x 2.12m
9'6" x 7'0"

Utility
0.74m x 1.61m
2'5" x 5'4"

WC
0.92m x 1.68m
3'0" x 5'6"





The Wintley

930 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

- Key Features

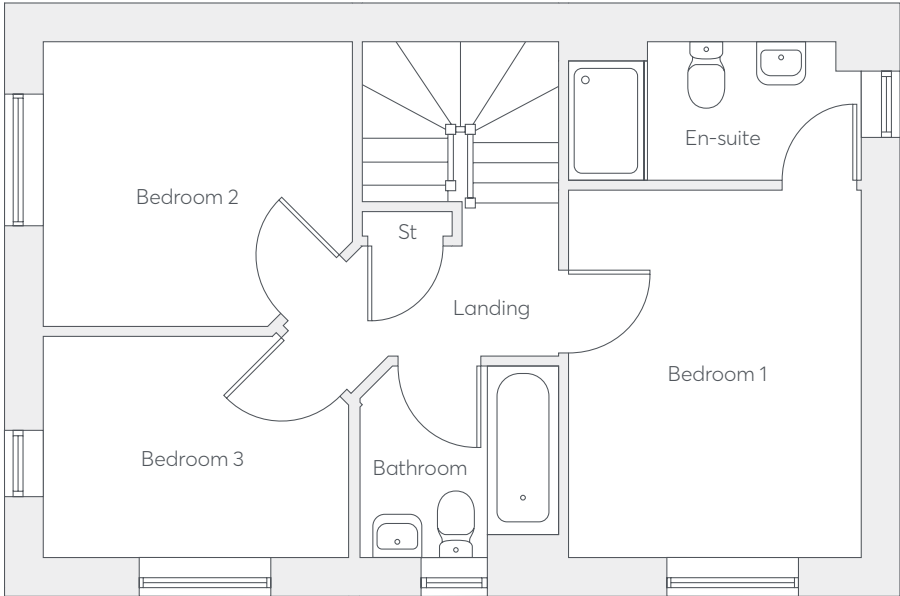
 - Dual aspect living room
 - Dual aspect kitchen/dining room with french doors to garden
 - Utility cupboard
 - Cloakroom
 - En-suite main bedroom
 - Dual aspect third bedroom
 - Full gas fired central heating
 - Double glazing and high-performance insulation throughout

Egstow Park
St Modwen Homes

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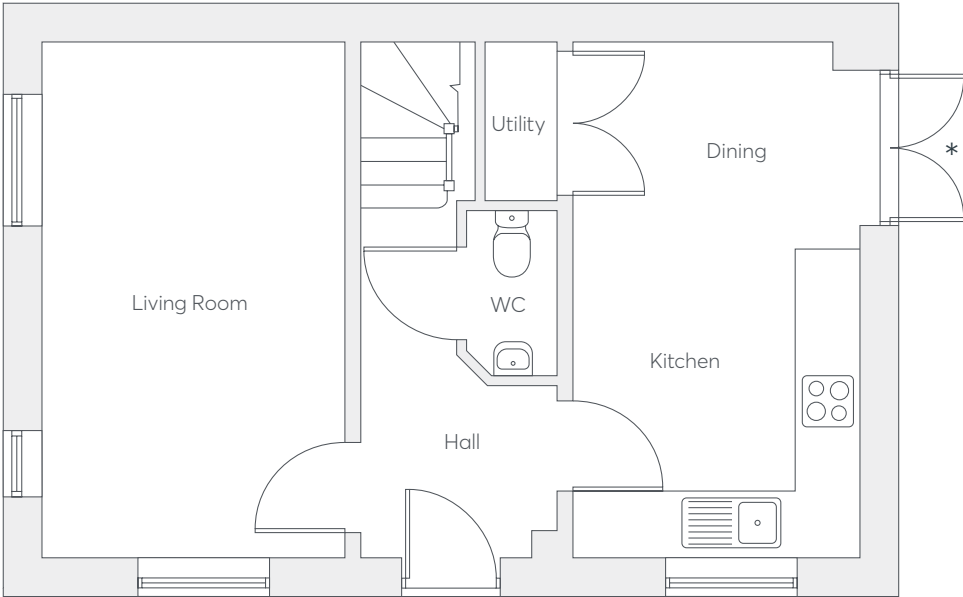
First Floor

- Bedroom 1**
 3.74m x 2.98m
 12'3" x 9'9"
- En-Suite**
 1.39m x 2.98m
 4'7" x 9'9"
- Bedroom 2**
 2.87m x 3.14m
 9'5" x 10'4"
- Bedroom 3**
 2.26m x 3.11m
 7'5" x 10'2"
- Bathroom**
 1.95m x 2.00m
 6'5" x 6'7"



Ground Floor

- Living Room**
 5.21m x 3.08m
 17'1" x 10'1"
- Kitchen**
 3.10m x 2.92m
 10'2" x 9'7"
- Dining**
 2.11m x 2.92m
 6'11" x 9'7"
- Utility**
 1.60m x 0.74m
 5'3" x 2'5"
- WC**
 1.68m x 0.95m
 5'6" x 3'1"



Find this home on the siteplan

Please speak to the Development Sales Manager for more details and clarification of the kitchen layout and design

* French door position varies on plot 704. Speak to our Development Sales Manager for full details.



The Crossgate

1208 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan family kitchen/dining room with french doors to garden
- Downstairs cloakroom
- Separate study
- Family bathroom with separate shower cubicle
- Main bedroom with en-suite
- Built-in cupboards in two bedrooms
- Full gas-fired central heating

First Floor

Bedroom 1
3.80m x 3.92m
12'6" x 12'10"

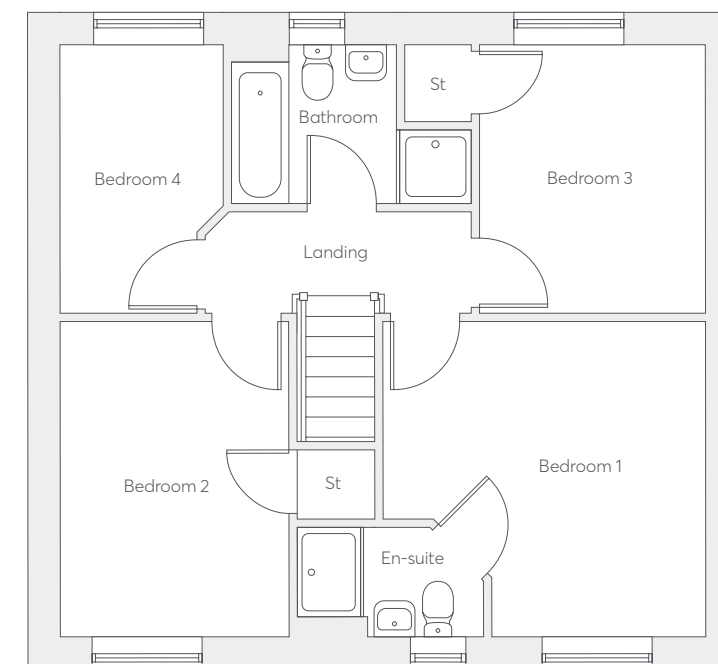
En-Suite
1.33m x 2.26m
4'5" x 7'5"

Bedroom 2
3.80m x 2.79m
12'6" x 9'2"

Bedroom 3
3.27m x 2.75m
10'9" x 9'0"

Bedroom 4
3.27m x 2.00m
10'9" x 6'7"

Bathroom
1.93m x 2.91m
6'4" x 9'6"



Ground Floor

Living Room
4.10m x 3.92m
13'5" x 12'10"

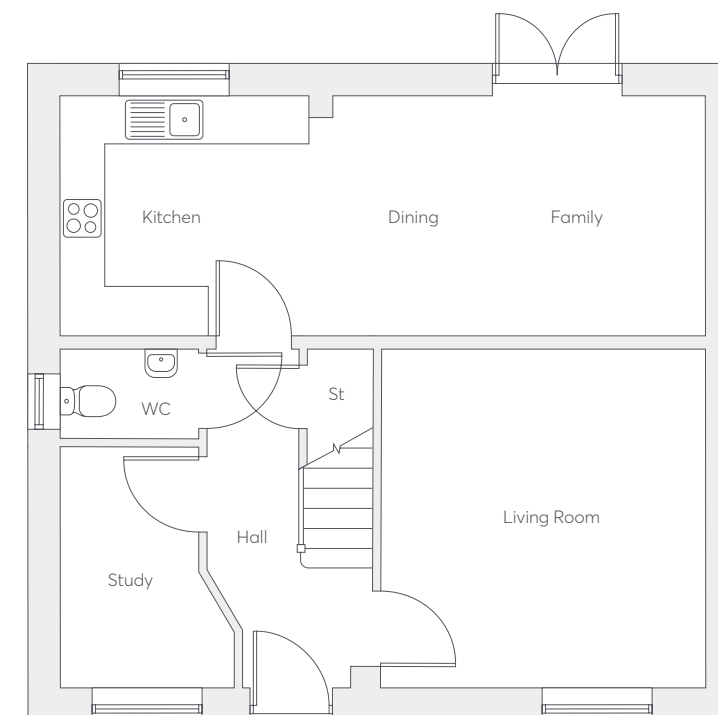
Kitchen
2.91m x 3.68m
9'7" x 12'1"

Dining
2.91m x 2.00m
9'7" x 6'7"

Family
2.91m x 2.16m
9'7" x 7'1"

Study
2.87m x 2.17m
9'4" x 7'1"

WC
1.14m x 1.74m
3'7" x 5'9"





The Paris

1318 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

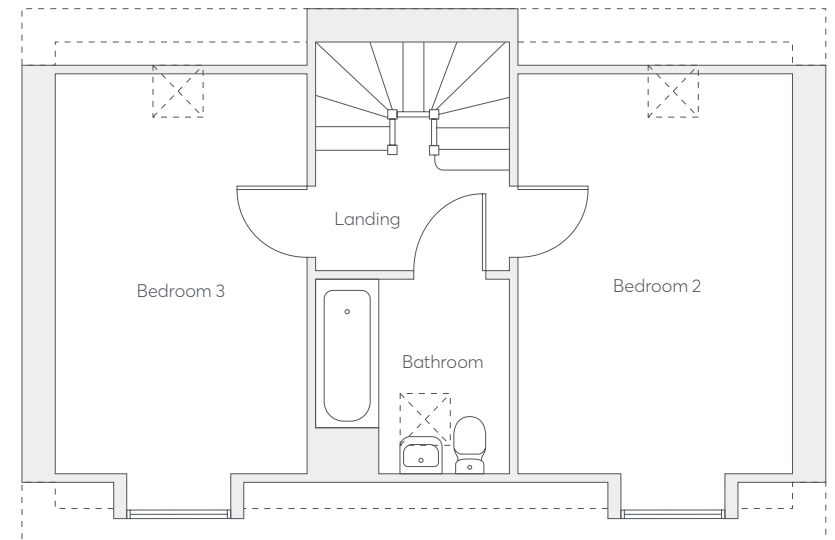
Key Features

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

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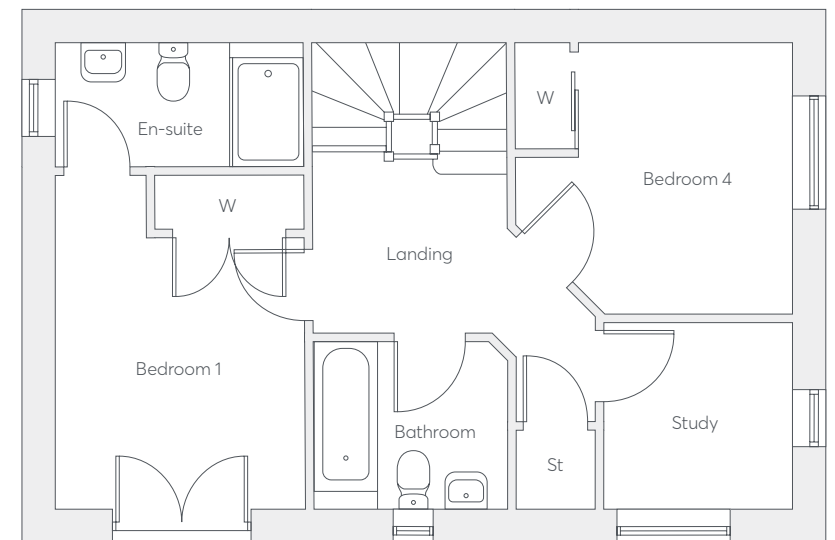
Second Floor

- Bedroom 2**
3.13m x 4.86m
15'11" x 10'3"
- Bedroom 3**
2.83m x 4.86m
15'11" x 9'3"
- Bathroom**
2.15m x 1.80m
7'0" x 5'9"



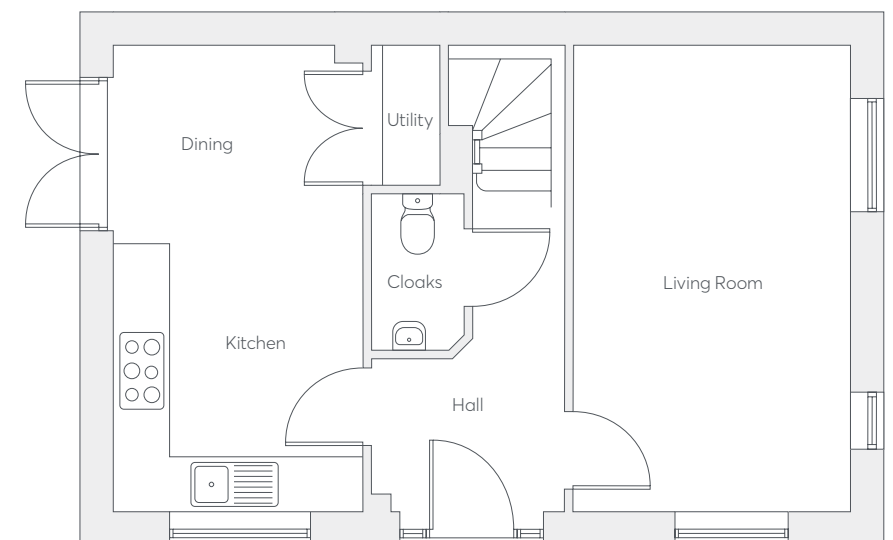
First Floor

- Bedroom 1**
2.83m x 3.74m
9'3" x 12'3"
- En-Suite**
2.83m x 1.42m
9'3" x 4'8"
- Bedroom 4**
3.05m x 3.13m
10'0" x 10'3"
- Study**
2.11m x 2.14m
6'11" x 7'0"
- Bathroom**
2.16m x 1.90m
7'0" x 6'2"



Ground Floor

- Living Room**
3.07m x 5.25m
10'1" x 17'3"
- Kitchen/Dining**
2.77m x 5.25m
9'0" x 17'2"
- Utility**
0.75m x 1.56m
2'6" x 5'1"
- WC**
1.04m x 1.75m
3'5" x 5'9"



Egston Park
St Modwen Homes

Find this home on the siteplan

Please speak to the Development Sales Manager for more details and clarification of the kitchen layout and design

French door and window positions vary on plot 346 due to plot position. Speak to our Development Sales Manager for full details



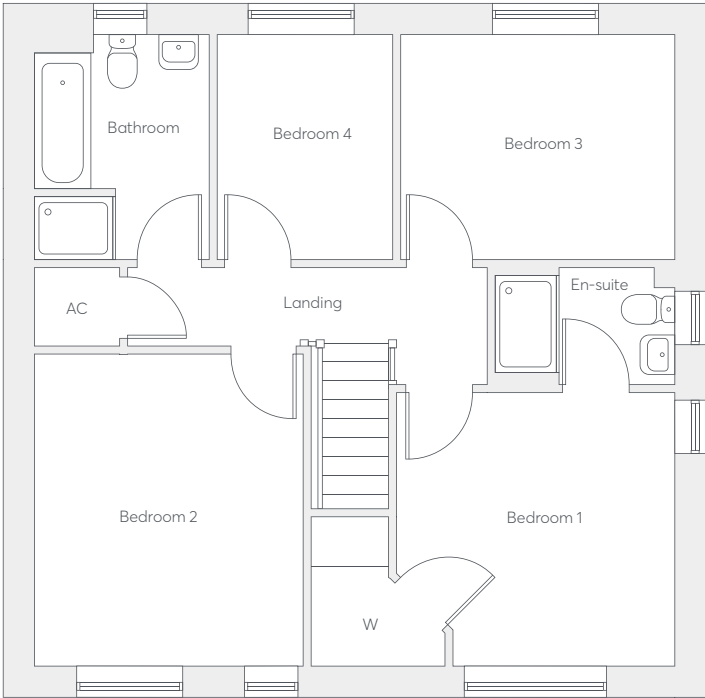
The Barlow

1362 sq. ft.
4 Bedrooms
2 Bathrooms
Detached

- Key Features
- Open plan dual aspect living space with French doors
 - Downstairs WC
 - Utility room
 - Private study
 - En-suite bedroom with dressing room
 - Family bathroom with separate shower
 - Full gas fired central heating
 - Double glazing and high-performance insulation throughout

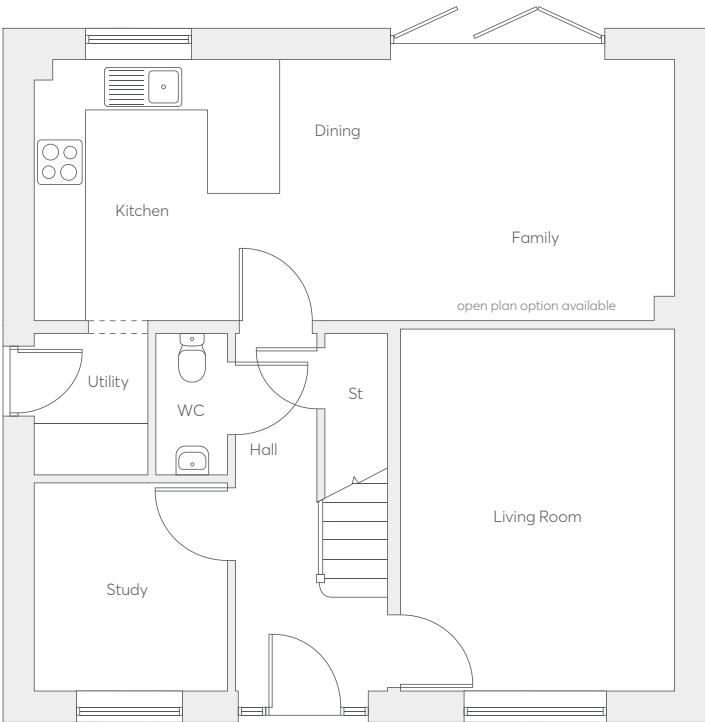
First Floor

- Bedroom 1
3.49m x 3.42m
11'5" x 11'3"
- En-Suite
2.25m x 1.47m
7'5" x 4'10"
- Bedroom 2
3.37m x 3.92m
11'1" x 12'10"
- Bedroom 3
3.43m x 2.83m
11'3" x 9'3"
- Bedroom 4
2.21m x 2.83m
7'3" x 9'3"
- Bathroom
2.20m x 2.83m
7'3" x 9'3"



Ground Floor

- Living Room
3.49m x 4.55m
11'5" x 14'11"
- Kitchen
3.08m x 3.26m
10'1" x 10'8"
- Dining
1.83m x 3.26m
6'0" x 10'8"
- Family
3.10m x 3.26m
10'2" x 10'8"
- Study
2.42m x 2.63m
7'11" x 8'7"
- Utility
1.43m x 1.77m
4'8" x 5'10"
- WC
0.91m x 1.77m
3'0" x 5'10"





The Bramsgate

1379 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan dual aspect living space with french doors
- Downstairs WC
- Utility room
- Private study
- En-suite bedroom with dressing room
- Family bathroom with separate shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

First Floor

Bedroom 1
3.45m x 3.51m
11'4" x 11'6"

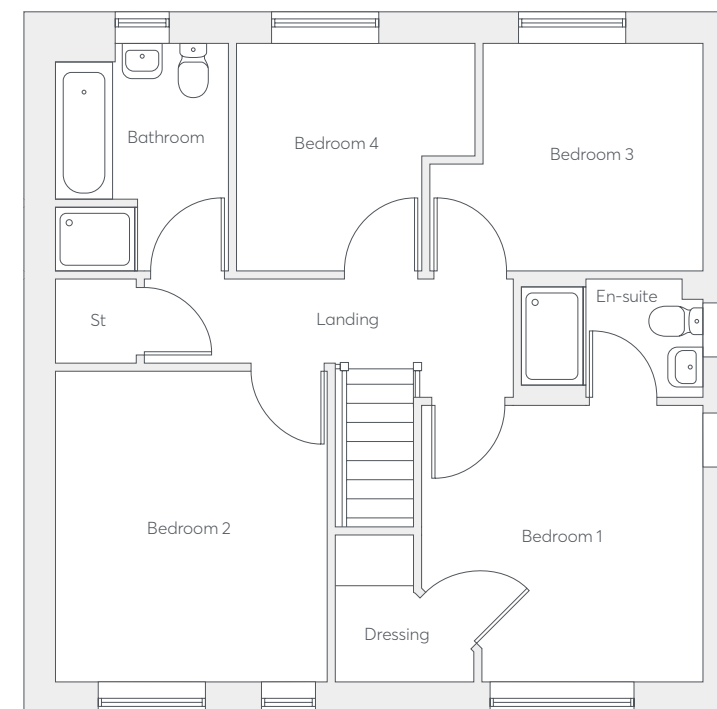
En-Suite
1.47m x 2.28m
4'10" x 7'6"

Bedroom 2
3.86m x 3.39m
12'8" x 11'1"

Bedroom 3
2.85m x 2.75m
9'4" x 9'0"

Bedroom 4
2.31m x 2.85m
7'7" x 9'4"

Bathroom
2.18m x 2.85m
7'2" x 9'4"



Ground Floor

Living
3.49m x 4.64m
11'5" x 15'2"

Kitchen
3.06m x 3.66m
10'0" x 12'0"

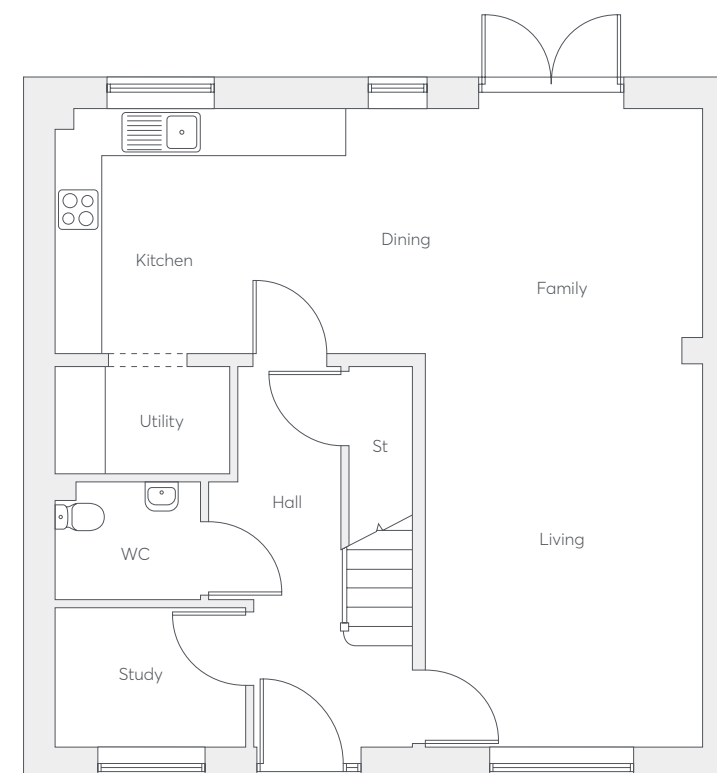
Dining
3.06m x 1.61m
10'0" x 5'3"

Family
3.06m x 2.80m
10'0" x 9'2"

Study
1.74m x 2.39m
5'8" x 7'10"

Utility
1.35m x 2.19m
4'5" x 7'2"

WC
1.48m x 1.83m
4'10" x 6'0"





The Beauwood

1379 sq. ft.
 4 Bedrooms
 2 Bathrooms
 Detached

Egstow Park
 St Modwen Homes

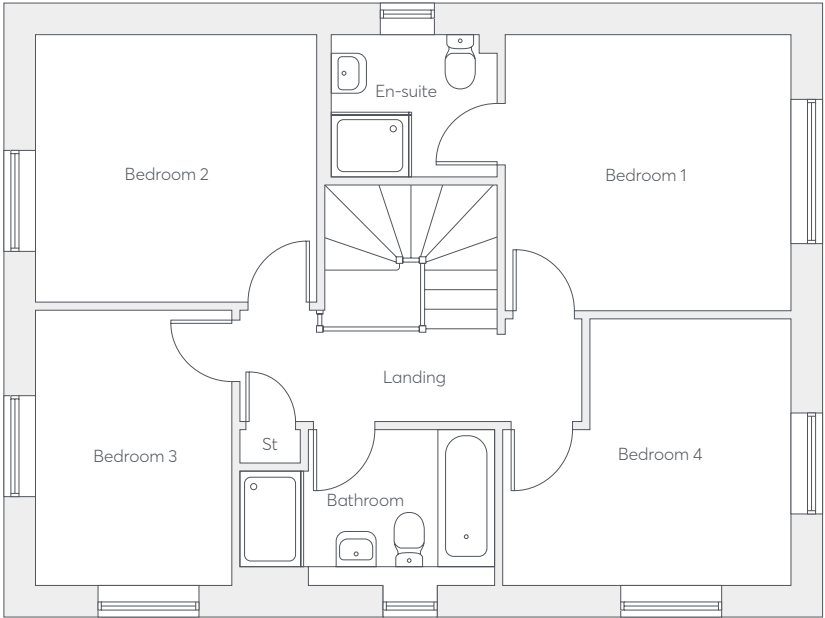
Key Features

- Open plan dual aspect living space with french doors
- Downstairs WC
- Utility room
- En-suite bedroom
- Family bathroom with separate shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

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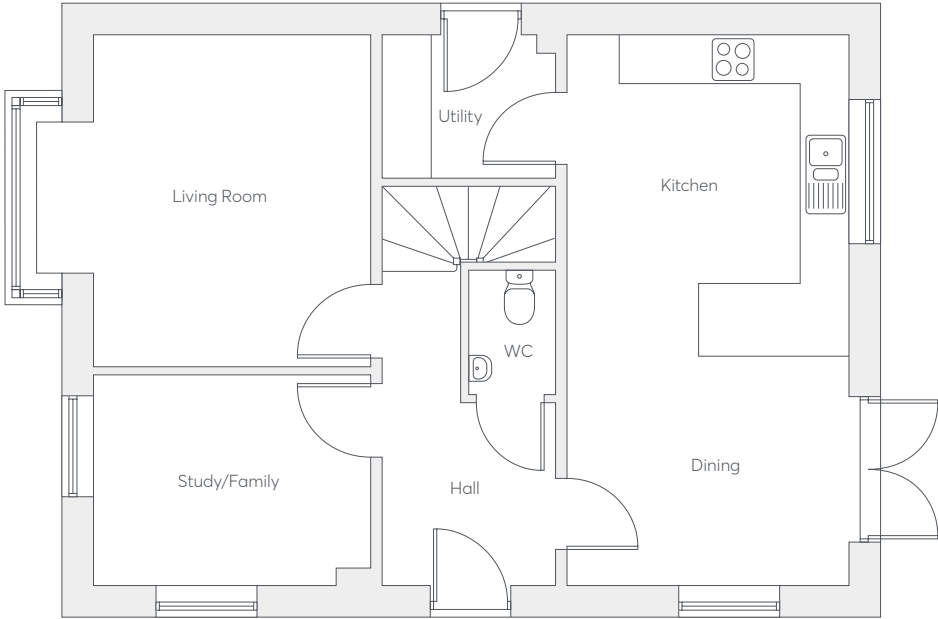
First Floor

- Bedroom 1**
 3.53m x 3.41m
 11'7" x 11'2"
- En-Suite**
 2.04m x 1.79m
 6'8" x 5'11"
- Bedroom 2**
 3.48m x 3.30m
 11'5" x 10'10"
- Bedroom 3**
 2.42m x 3.39m
 8'0" x 11'2"
- Bedroom 4**
 3.56m x 3.28m
 11'8" x 10'9"
- Bathroom**
 3.18m x 1.96m
 10'4" x 6'4"



Ground Floor

- Living Room**
 3.47m x 4.13m
 11'5" x 13'5"
- Kitchen**
 3.48m x 3.96m
 11'5" x 13'0"
- Dining**
 3.48m x 2.83m
 11'5" x 9'4"
- Study/Family**
 3.42m x 2.61m
 11'3" x 8'7"
- Utility**
 2.12m x 1.76m
 7'0" x 5'9"
- WC**
 1.07m x 1.55m
 3'6" x 5'1"



Find this home on the siteplan

Please speak to the Development Sales Manager for more details and clarification of the kitchen layout and design



The Garnet

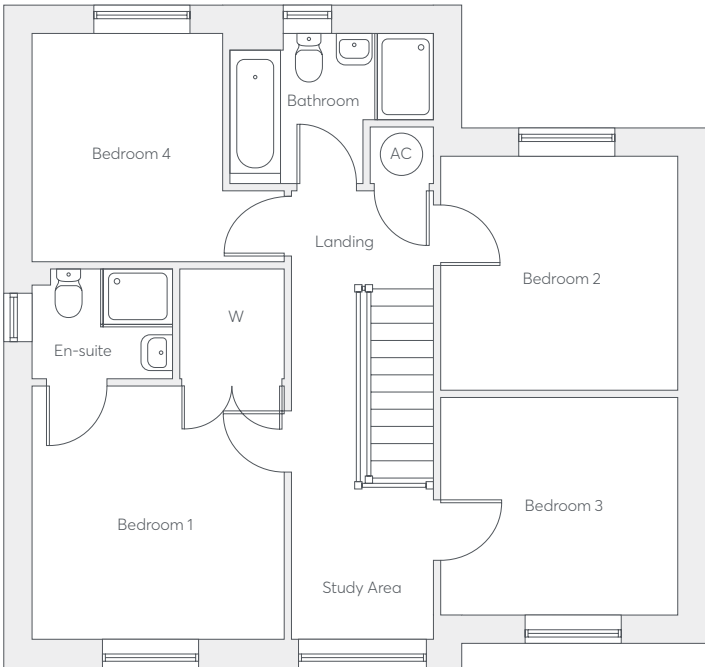
1454 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

- Key Features
- Dual aspect living room with French doors to garden
 - Open plan kitchen/dining room with French doors to garden
 - Utility room
 - Family room
 - Downstairs WC
 - Study area
 - Family bathroom with separate shower
 - En-suite main bedroom with dressing room

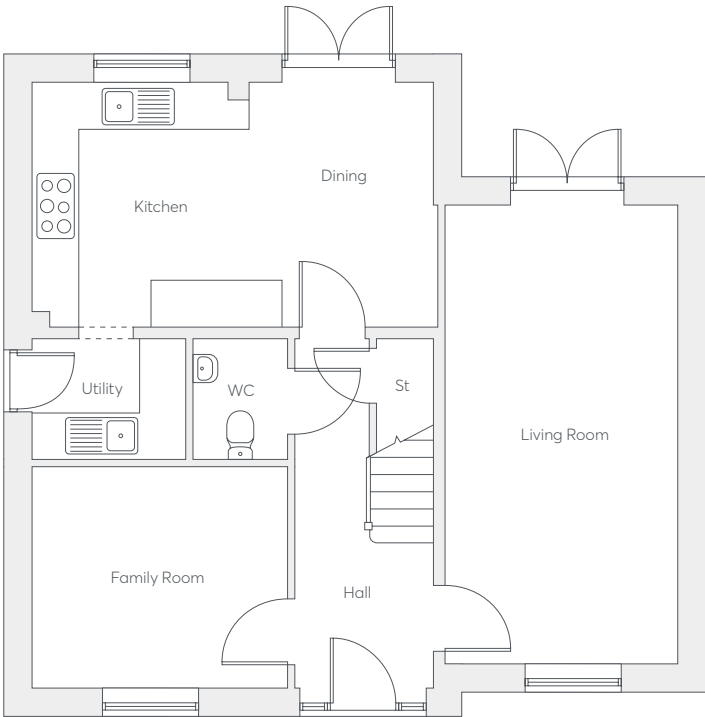
First Floor

- Bedroom 1
- 3.46m x 3.50m
11'4" x 11'6"
- En-Suite
- 1.94m x 1.51m
6'4" x 5'0"
- Bedroom 2
- 3.29m x 3.23m
10'9" x 10'7"
- Bedroom 3
- 3.26m x 3.00m
10'8" x 9'10"
- Bedroom 4
- 2.65m x 3.13m
8'9" x 10'3"
- Bathroom
- 2.79m x 2.08m
9'2" x 6'10"



Ground Floor

- Living Room
- 3.23m x 6.32m
10'7" x 20'9"
- Kitchen
- 3.58m x 3.39m
11'9" x 11'1"
- Dining
- 2.02m x 3.39m
6'8" x 11'1"
- Family Room
- 3.53m x 3.04m
11'7" x 10'0"
- Utility
- 2.13m x 1.68m
7'0" x 5'6"
- WC
- 1.31m x 1.68m
4'4" x 5'6"





The Greengate

1473 sq. ft.
4 Bedrooms
2 Bathrooms
Detached

Egstow Park
St Modwen Homes

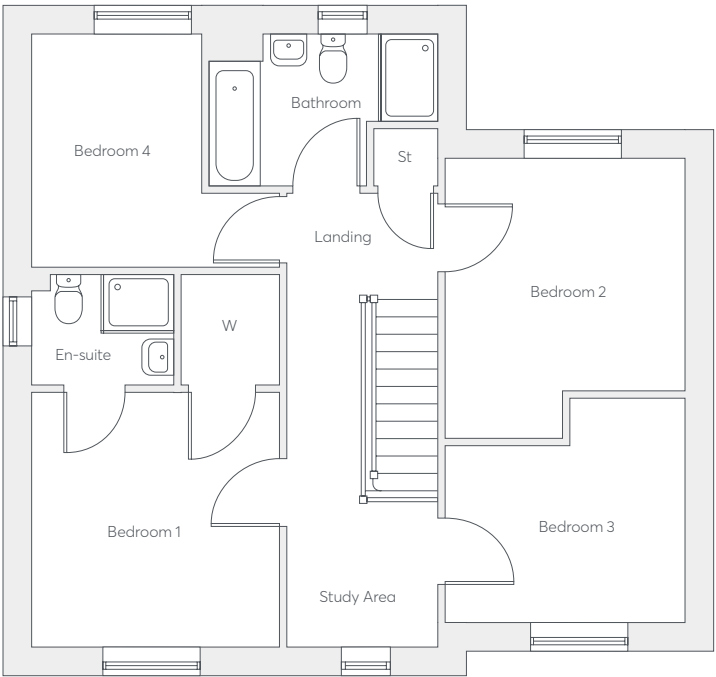
Key Features

- Dual aspect living room with french doors to garden
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

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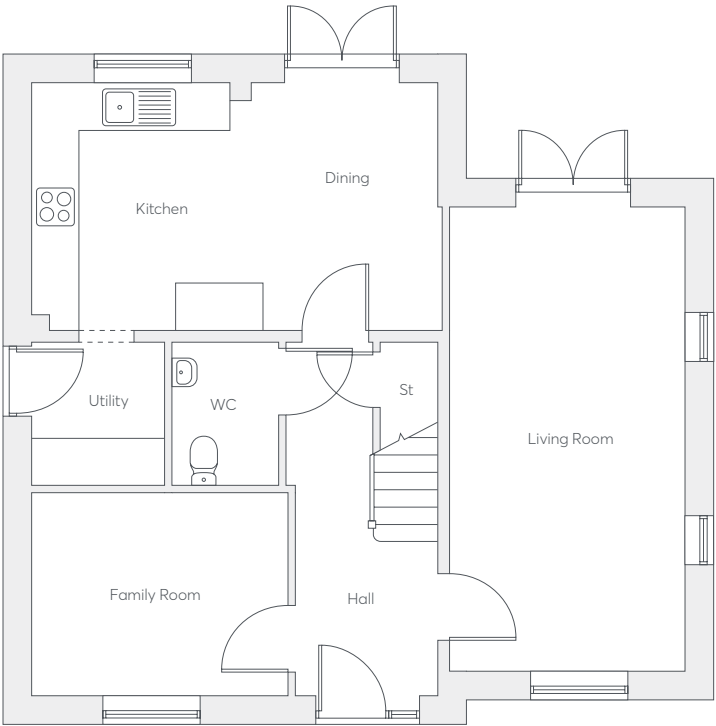
First Floor

- Bedroom 1**
3.40m x 3.50m
11'2" x 11'6"
- En-Suite**
1.52m x 1.94m
6'4" x 5'0"
- Bedroom 2**
3.29m x 3.85m
10'9" x 12'8"
- Bedroom 3**
3.29m x 3.08m
10'9" x 10'1"
- Bedroom 4**
2.36m x 3.19m
7'9" x 10'6"
- Bathroom**
3.14m x 2.08m
10'4" x 6'10"



Ground Floor

- Living Room**
3.23m x 6.37m
10'7" x 20'11"
- Kitchen**
3.17m x 3.38m
10'5" x 11'1"
- Dining**
2.48m x 3.38m
8'2" x 11'1"
- Family Room**
3.52m x 2.80m
11'6" x 9'2"
- Utility**
1.83m x 1.98m
6'0" x 6'6"
- WC**
1.47m x 1.98m
4'10" x 6'6"



Find this home on the siteplan

† Window configuration differs on plot 702. Speak to our Development Sales Manager for full details

Please speak to the Development Sales Manager for more details and clarification of the kitchen layout and design

Open daily
Thursday to
Monday

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