



# 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.

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# Why Egstow Park?



## Here's why...

Bringing a selection of stunning new 3 and 4 bedroom new homes to Clay Cross near Chesterfield, Egstow Park is bordered 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.



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St Modwen Homes

# Why Clay Cross?



## 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.

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# 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.

<b>The Kea</b> 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

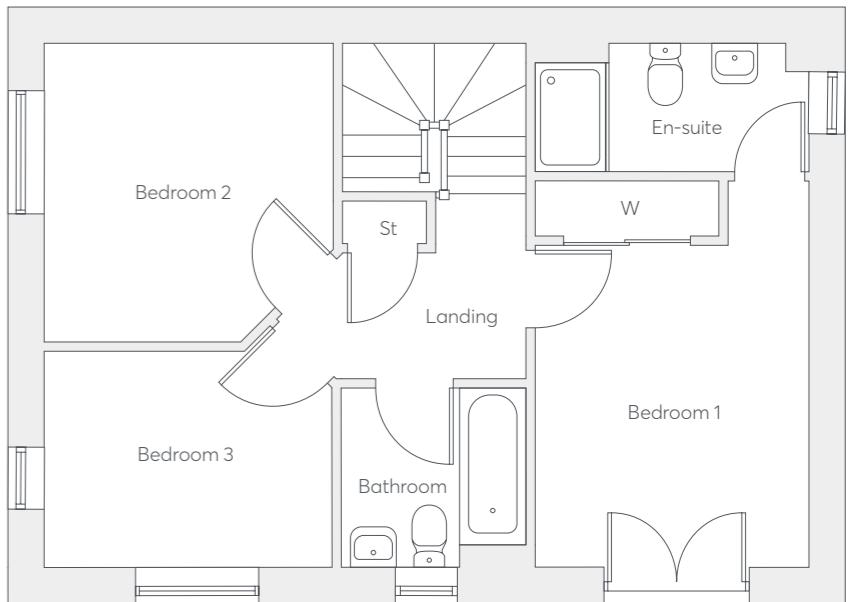
**Bedroom 1**  
2.96m x 3.69m  
9'8" x 12'1"

**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

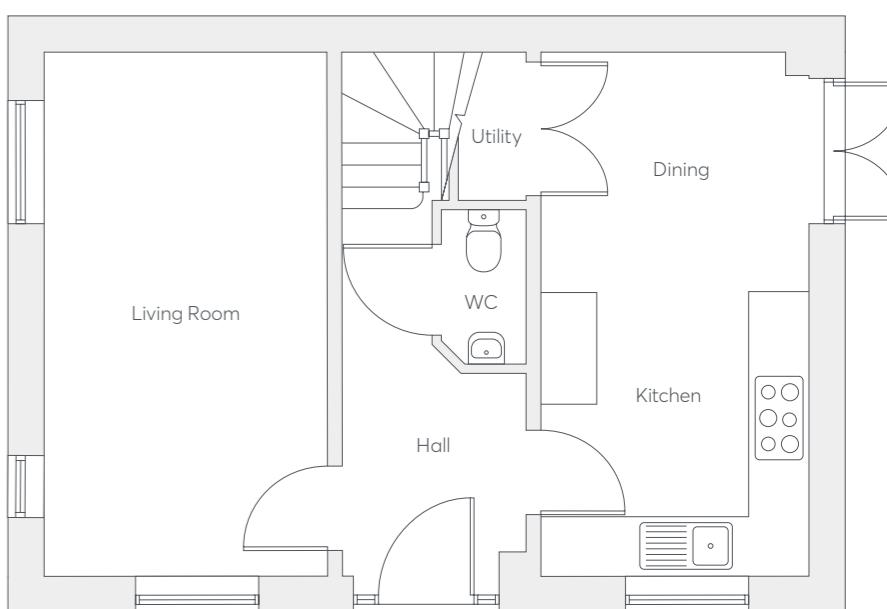
**Living Room**  
3.06m x 5.20m  
10'0" x 17'1"

**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"



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Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

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 room dimensions for plots 202 and 221 may be slightly different to those shown here. Please speak to our Development Sales Manager for full information



# The Wintley

930 sq.ft.

3 Bedrooms  
2 Bathrooms  
Detached

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## 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

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## First Floor

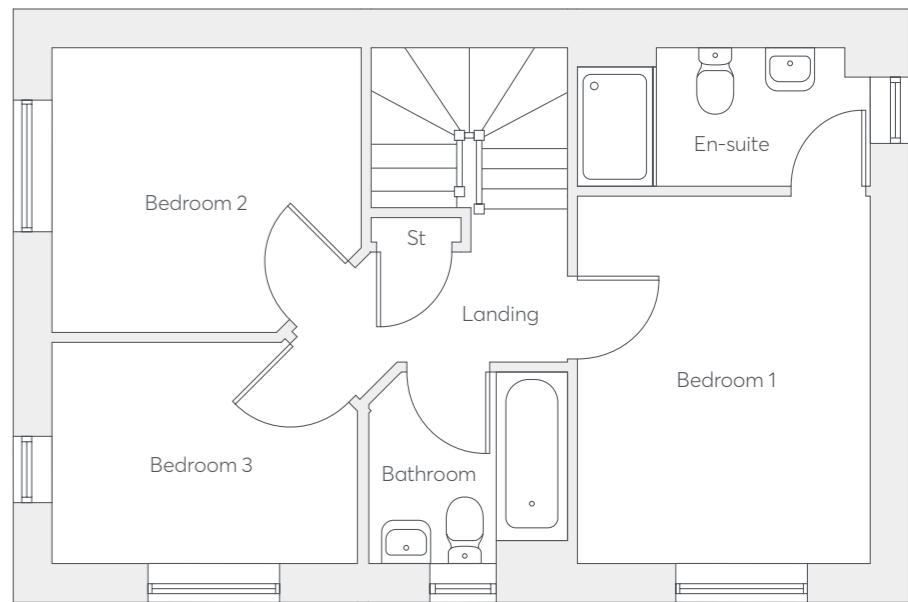
**Bedroom 1**  
3.74m x 2.98m  
12'3" x 9'9"

**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

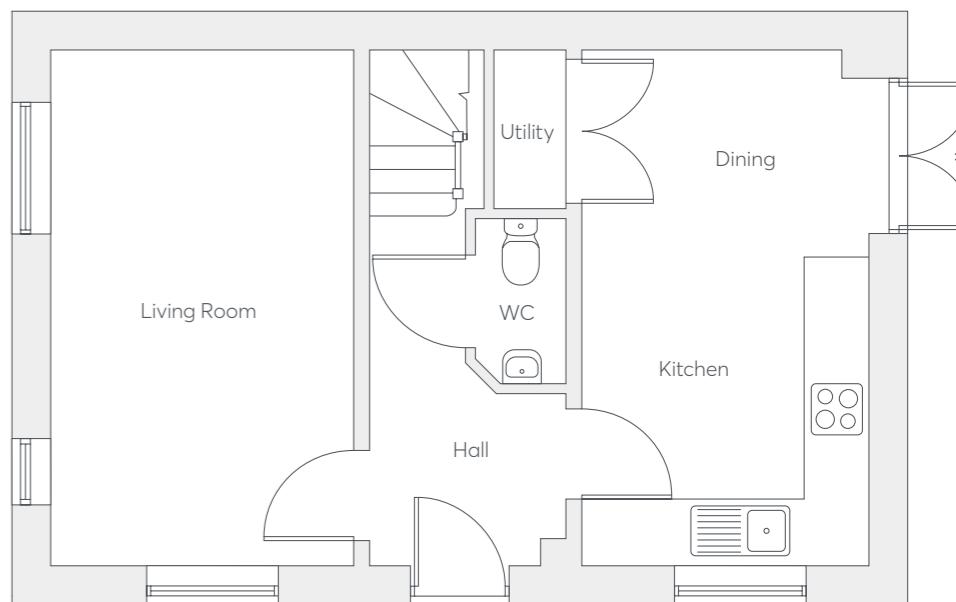
**Living Room**  
5.21m x 3.08m  
17'1" x 10'1"

**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

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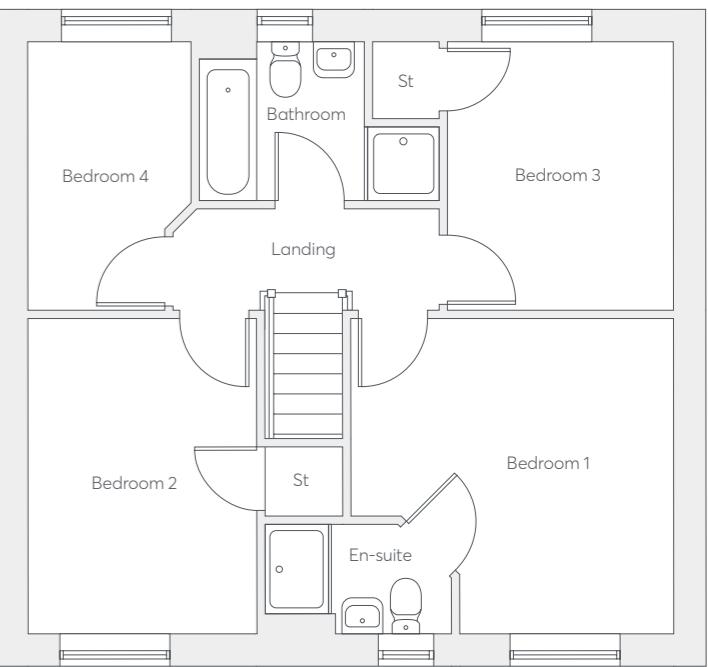
## Key Features

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



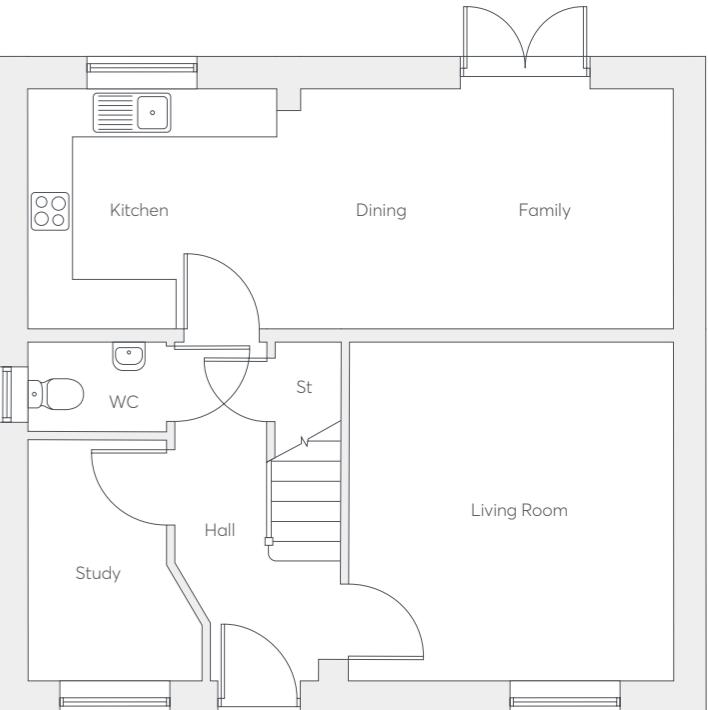
## First Floor

**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"



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  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 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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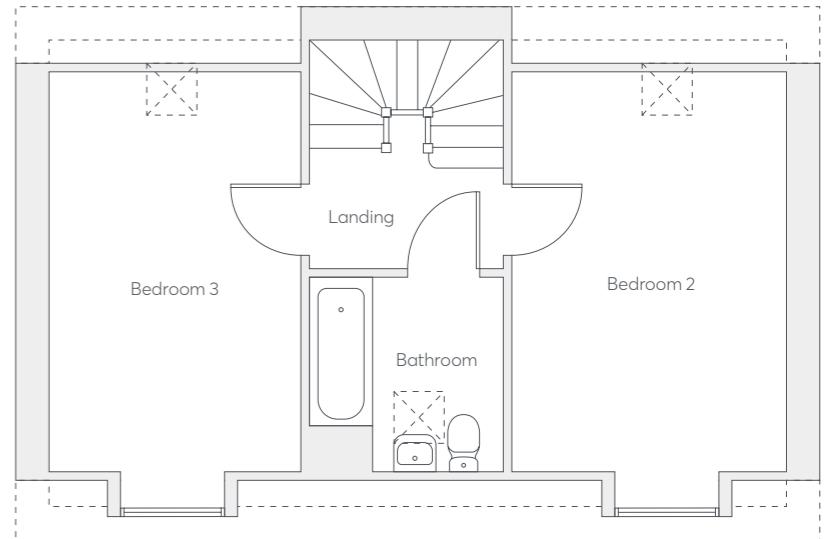
Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

## 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

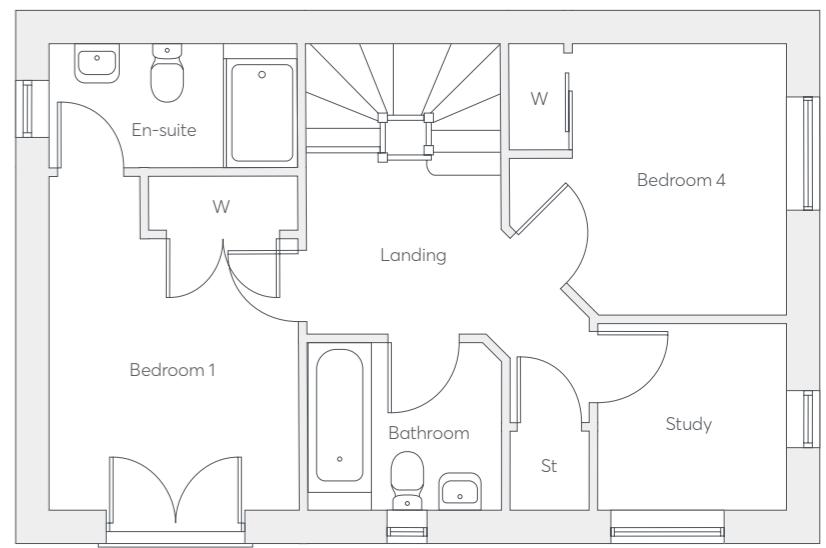
**Bedroom 1**  
2.83m x 3.74m  
9'3" x 12'3"

**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"



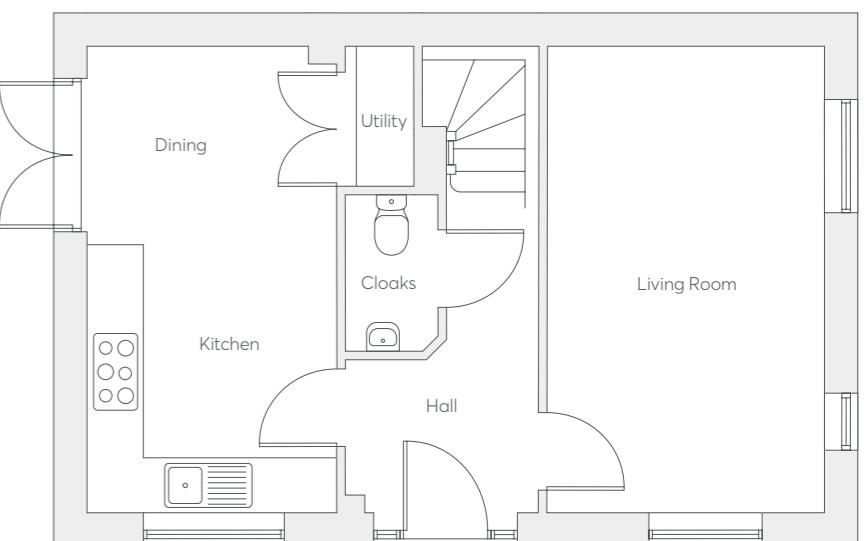
## Ground Floor

**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"



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

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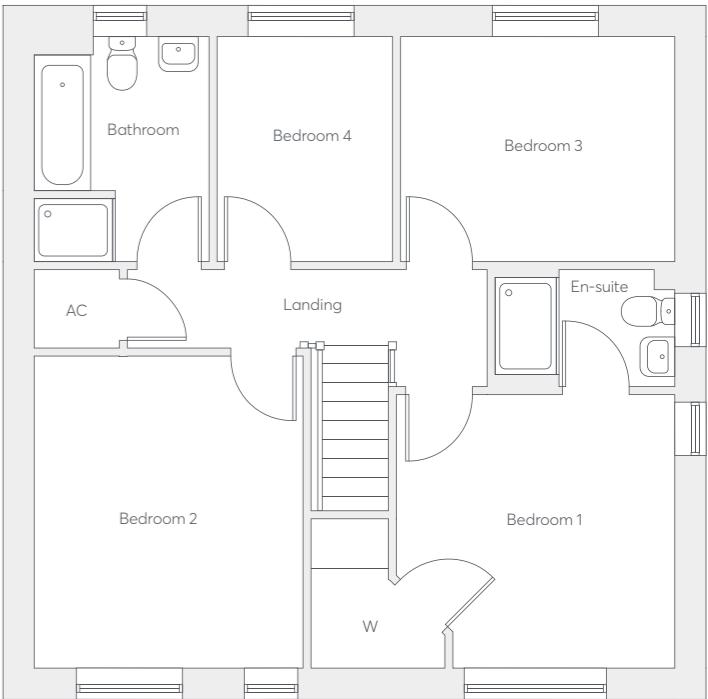
## Key Features

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

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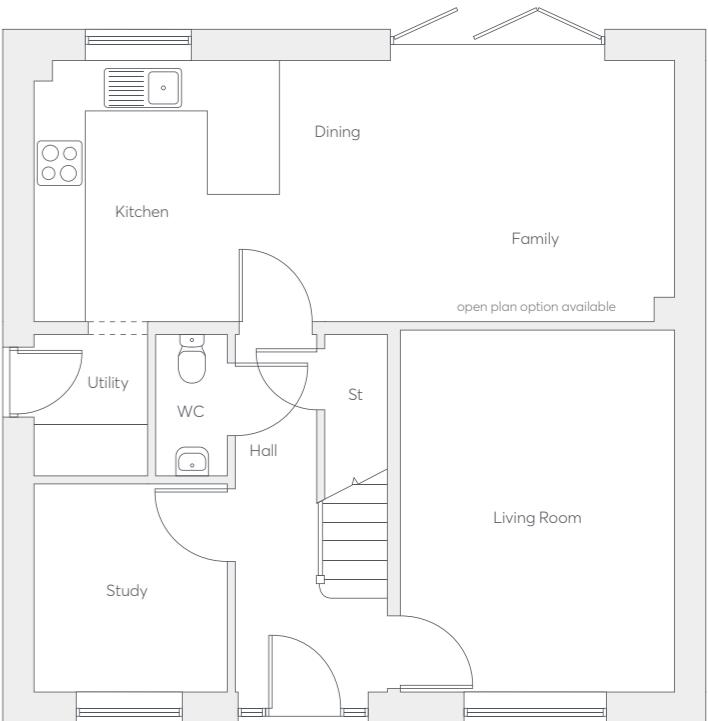
## First Floor

**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"



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 room dimensions for plot 203 may be slightly different to those shown here. Please speak to our Development Sales Manager for full information



# The Bramgate

1379 sq. ft.

4 Bedrooms  
2 Bathrooms  
Detached

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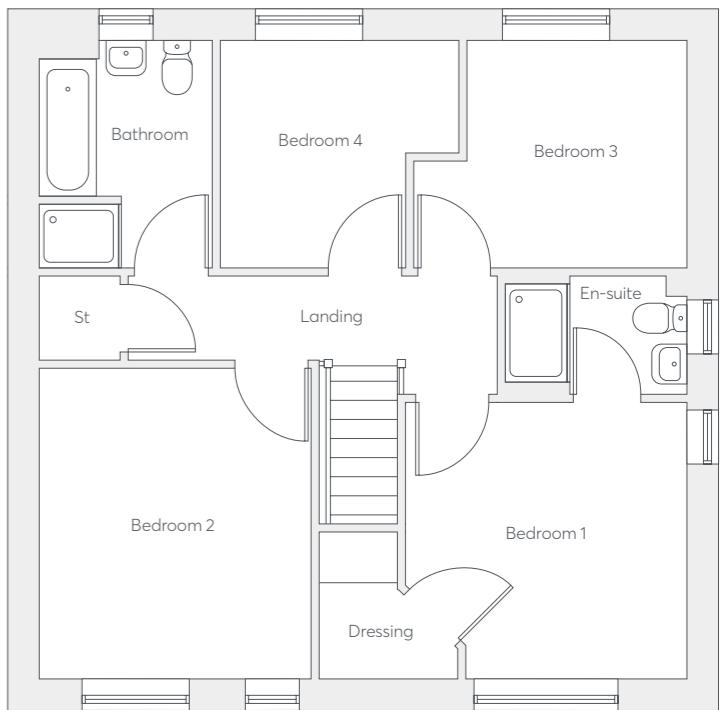
## Key Features

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

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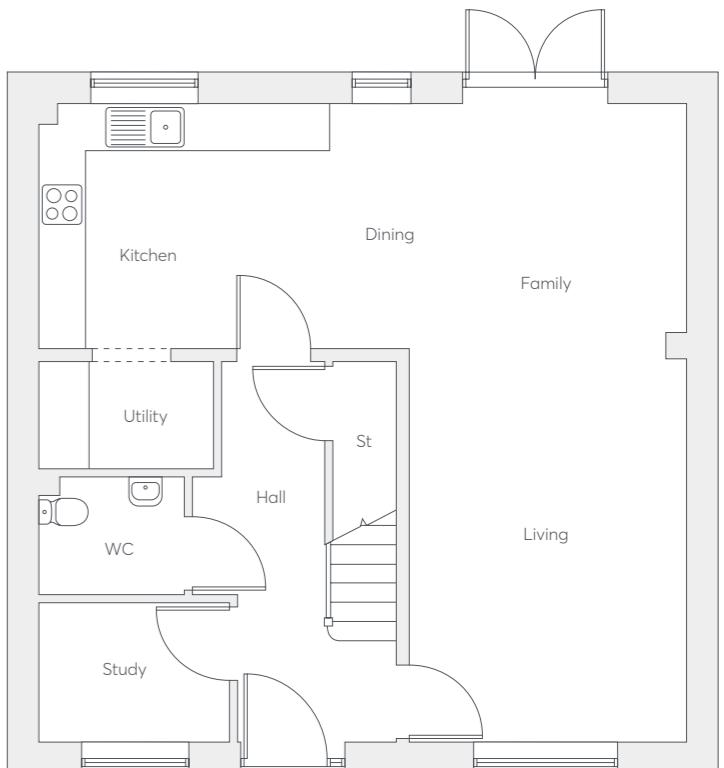
## First Floor

**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 5'2"  
**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"  
**Hall**  
**St**  
**Living**



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 Beauwood

1379 sq. ft.

4 Bedrooms  
2 Bathrooms  
Detached

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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"

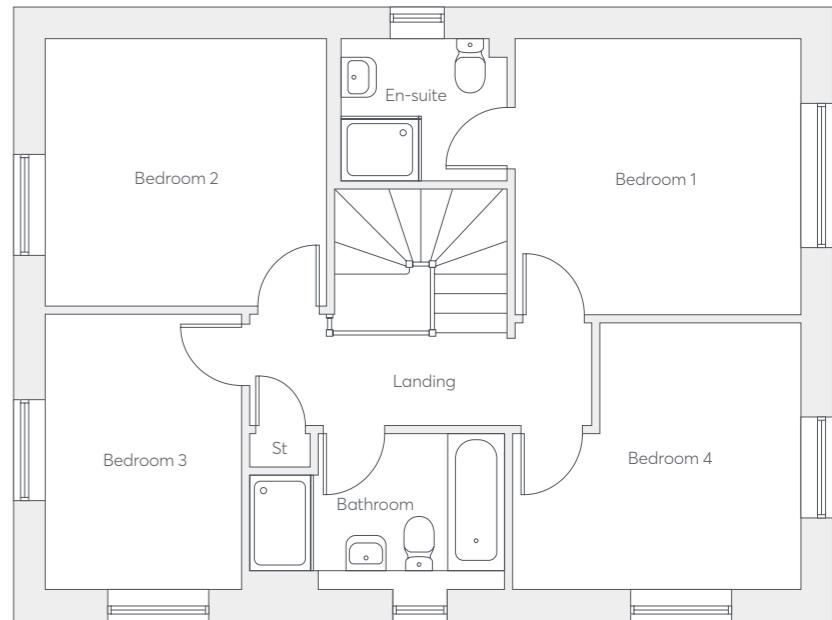
**En-Suite**  
2.04m x 1.79m  
6'8" x 5'11"

**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"

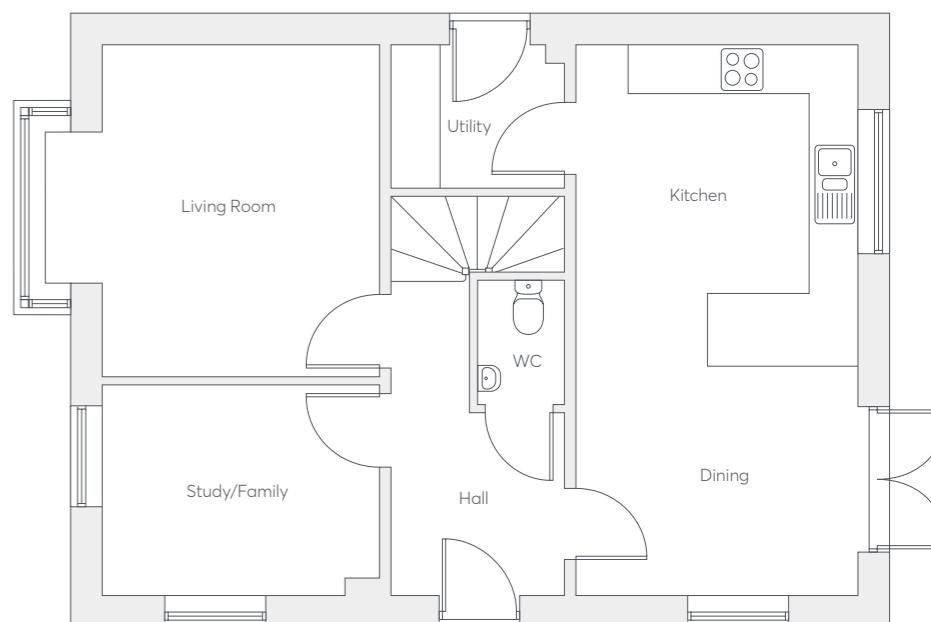
**Kitchen**  
3.48m x 3.96m  
11'5" x 13'0"

**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

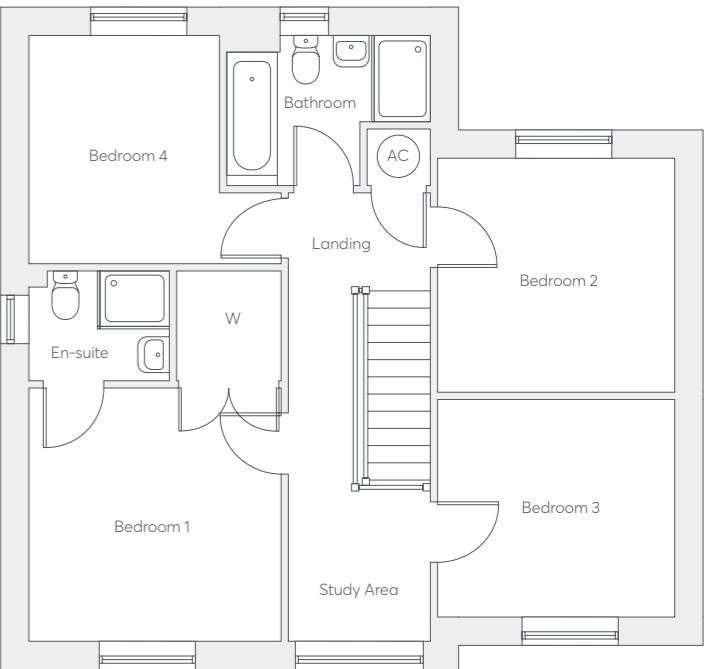


## Key Features

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

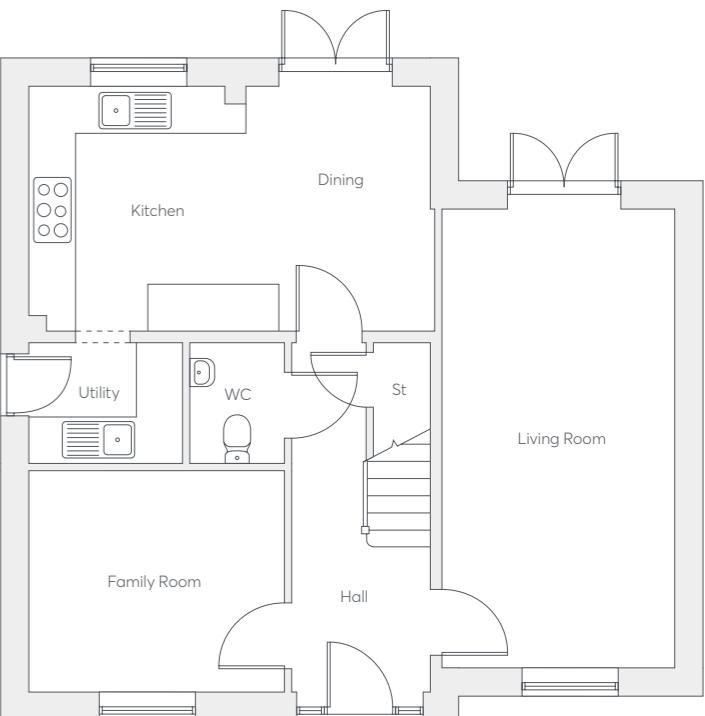
## First Floor

**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"



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Find this home on the siteplan

Additional window to plot 1, please consult our Development Sales Manager for more information

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

The room dimensions for plot 220 may be slightly different to those shown here. Please speak to our Development Sales Manager for full information



# The Greengate

1473 sq.ft.

4 Bedrooms  
2 Bathrooms  
Detached

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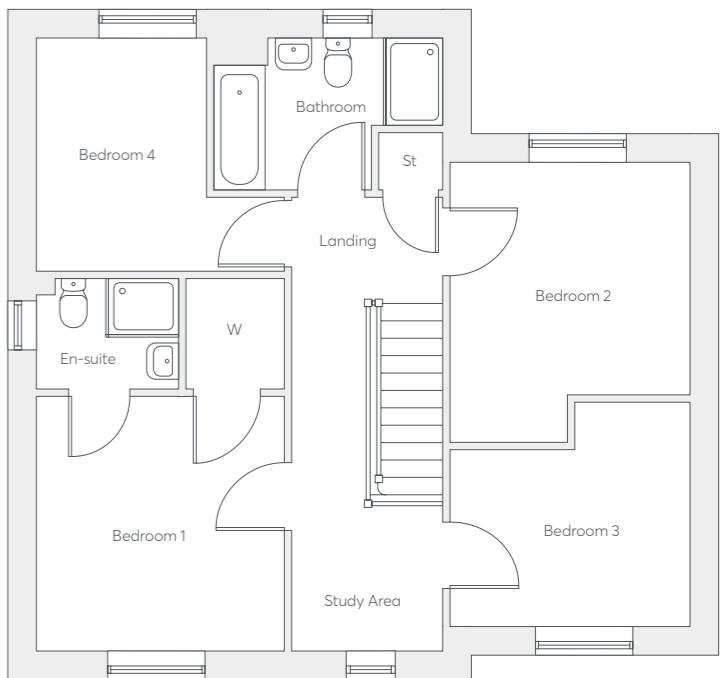
## Key Features

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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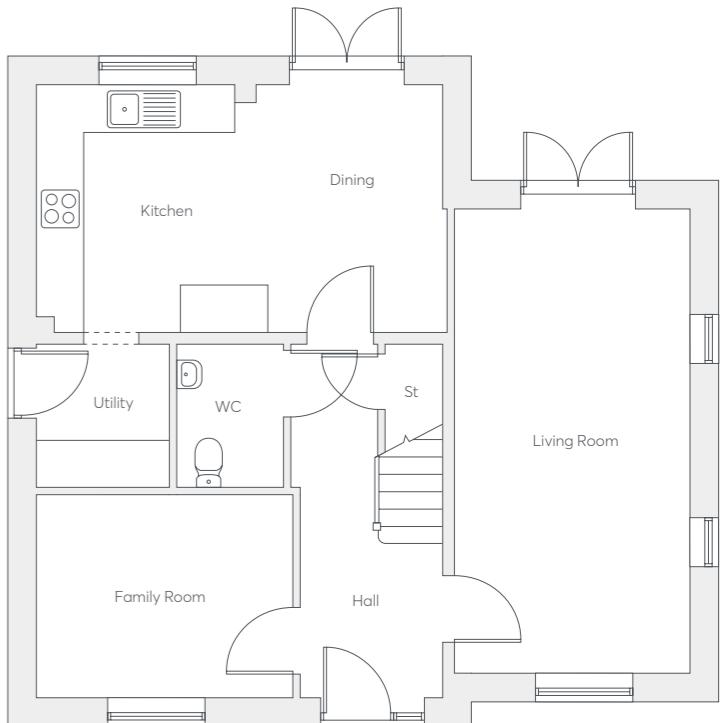
## First Floor

**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

<sup>†</sup> 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  
Call:  
01246 889 598  
Email:  
egstowpark@  
stmodwenhomes.co.uk  
Sat Nav:  
S45 9FN

[stmodwenhomes.co.uk](http://stmodwenhomes.co.uk)



St. Modwen Homes,  
Central Building, 26 Carbury Road,  
Aycliffe Business Park,  
Newton Aycliffe, DL5 6BH

T: 0121 647 1000  
E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)

Please speak to a member of  
the Sales Team if you require this  
brochure in an alternative format