



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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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.

Egston 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.



Your Development...

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

3 and 4 bedroom homes

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*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

Egstow Park
St Modwen Homes



The Kea

922 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

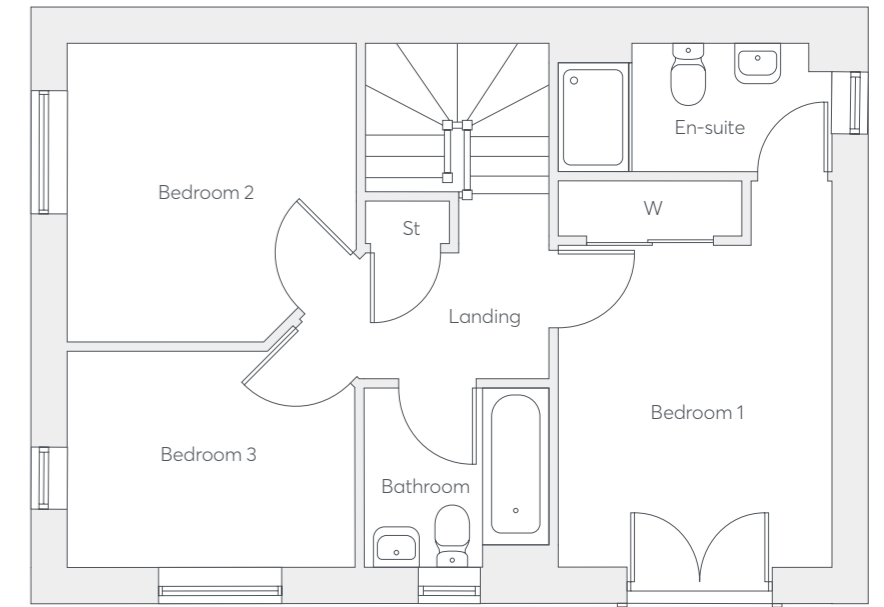
Key Features

- 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

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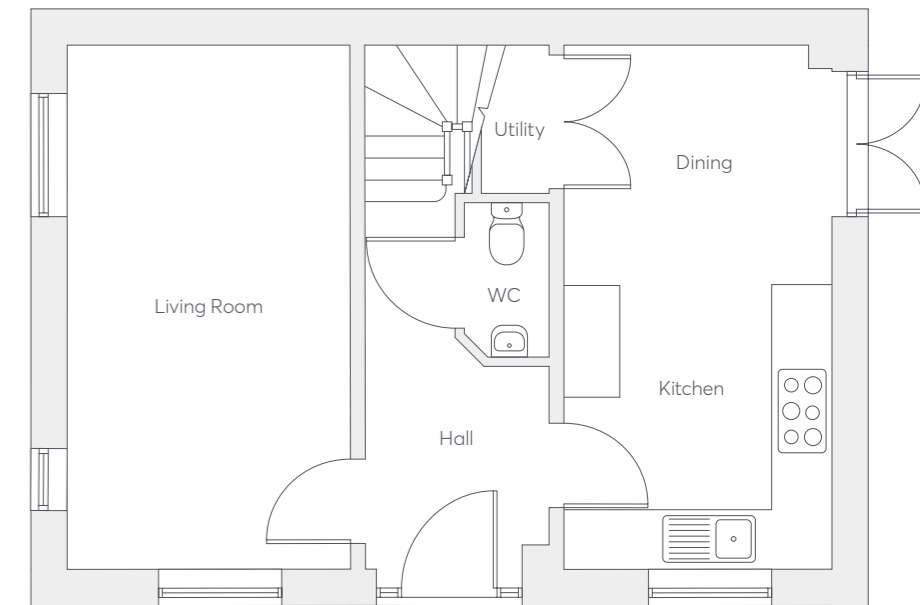
First Floor

- 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.

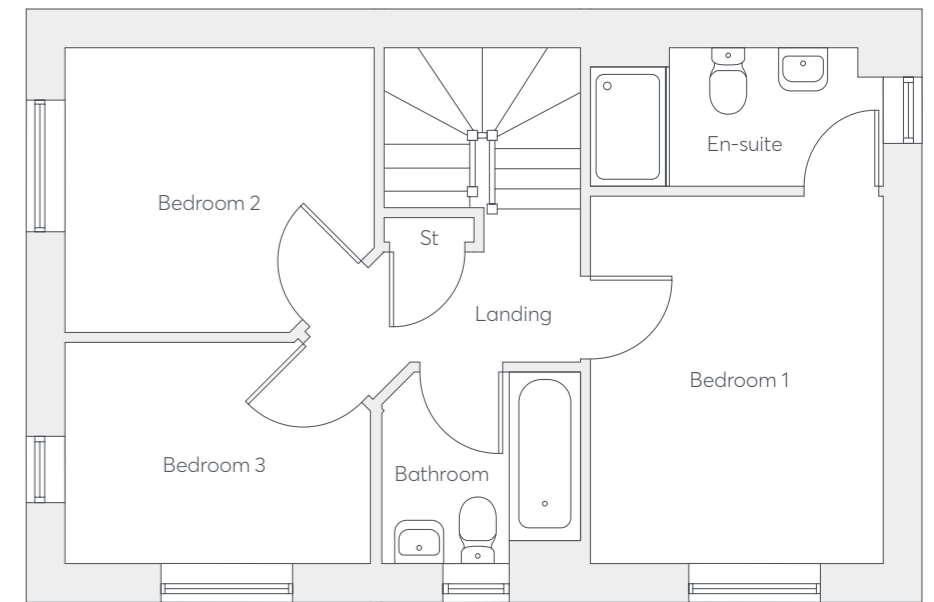
3 Bedrooms
2 Bathrooms
Detached

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

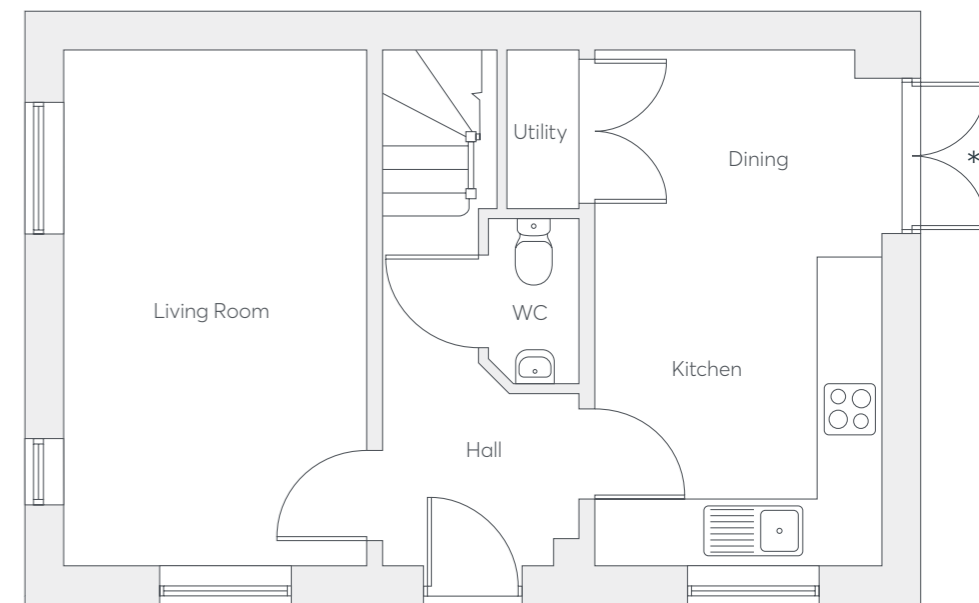
First Floor

- 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"





The Crossgate

1208 sq. ft.

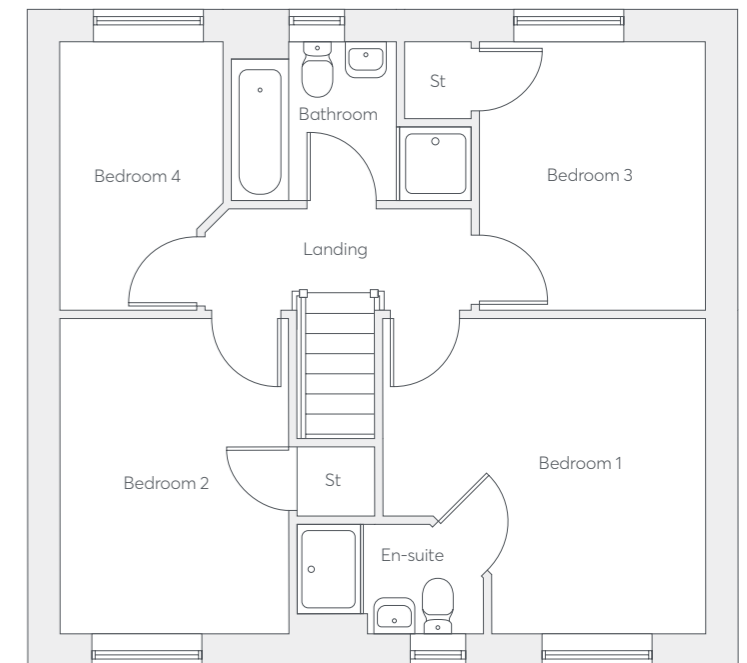
4 Bedrooms
2 Bathrooms
Detached

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

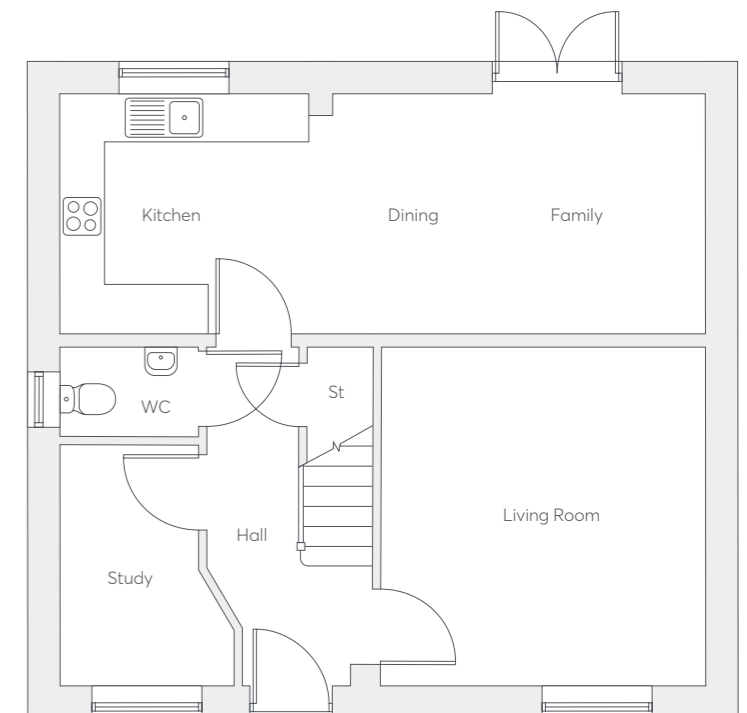
First Floor

- 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 Becket

1210 sq.ft.

4 Bedrooms
2 Bathrooms
Semi Detached

Key Features

Living room with walk-through to dining area

Kitchen/dining room with french door to garden

Utility room with back door

Cloakroom

Main bedroom with en-suite and dormer window

Gallery landing with built in cupboard

Full gas central heating

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Second Floor

Bedroom 1
3.69m x 6.45m
12'1" x 21'2"

En-Suite
2.50m x 1.69m
8'3" x 5'7"

First Floor

Bedroom 2
2.65m x 4.31m
8'8" x 14'2"

Bedroom 3
2.65m x 3.97m
8'8" x 13'0"

Bedroom 4
2.02m x 3.22m
6'8" x 10'7"

Bathroom
2.02m x 1.91m
6'8" x 6'3"

Ground Floor

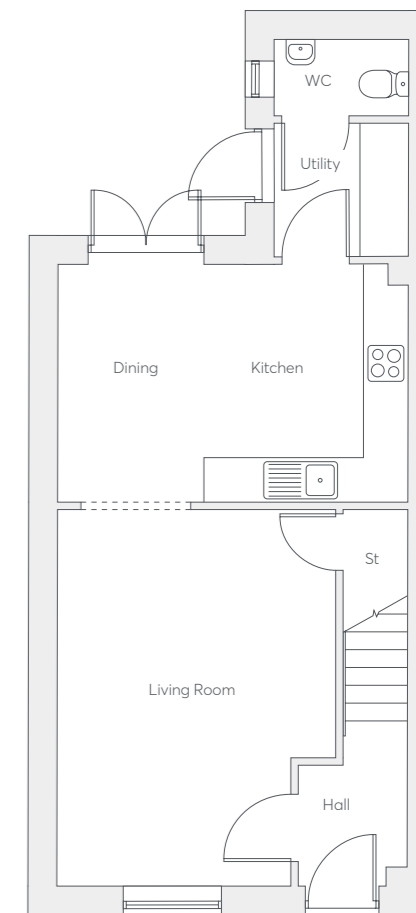
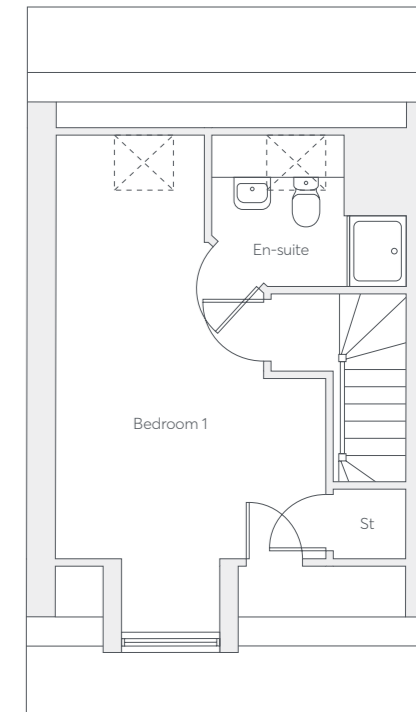
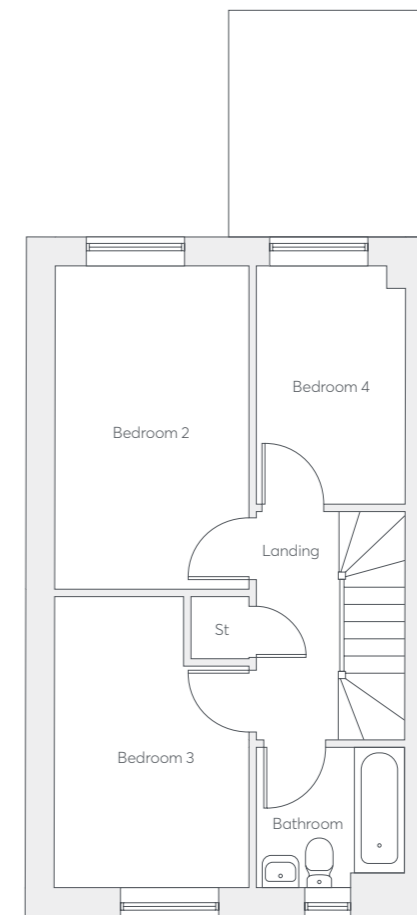
Living Room
3.82m x 5.09m
12'6" x 16'8"

Kitchen
2.77m x 3.22m
9'1" x 10'7"

Dining
1.99m x 3.22m
6'6" x 10'7"

Utility
1.83m x 1.81m
6'0" x 5'11"

WC
1.83m x 1.05m
6'0" x 3'5"



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 Hiero

1272 sq. ft.

4 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Living room with walk-through to dining area
- Kitchen/dining room with french door to garden
- Utility room with back door
- Gallery landing with built in cupboard
- Main bedroom with en-suite
- Full gas fired central heating
- Downstairs WC

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Second Floor

Bedroom 1
4.07m x 4.97m
13'4" x 16'4"

En-Suite
1.69m x 2.50m
5'7" x 8'3"

First Floor

Bedroom 2
2.65m x 4.31m
8'8" x 14'2"

Bedroom 3
2.65m x 3.97m
8'8" x 13'0"

Bedroom 4
2.02m x 3.22m
6'8" x 10'7"

Bathroom
1.91m x 2.02m
6'3" x 6'8"

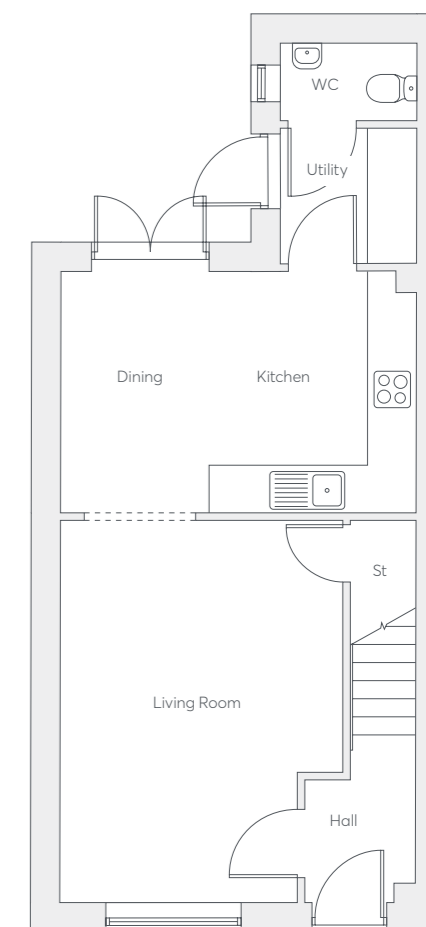
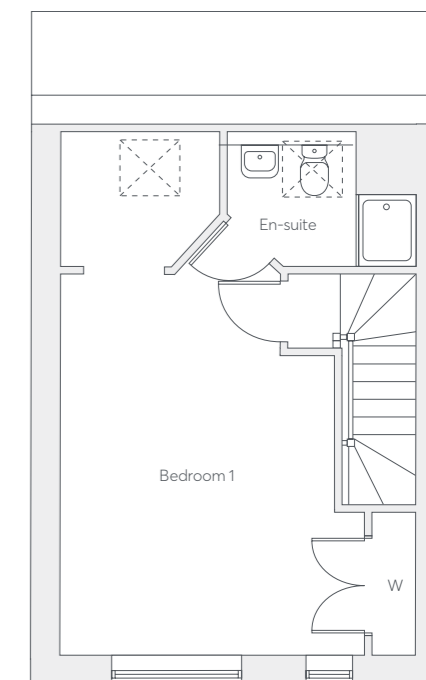
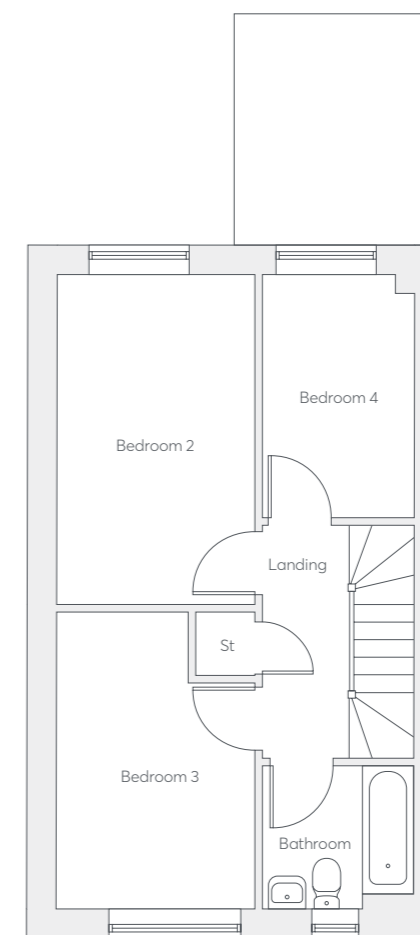
Ground Floor

Living Room
3.82m x 5.09m
12'6" x 16'8"

Kitchen/Dining
3.22m x 4.76m
10'7" x 15'7"

Utility
1.81m x 1.83m
5'11" x 6'0"

WC
1.05m x 1.83m
3'5" x 6'0"



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.

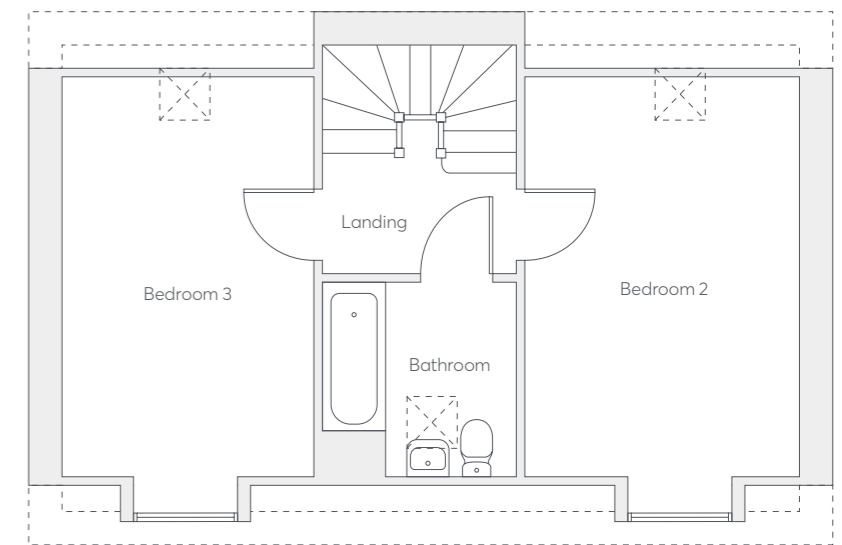
4 Bedrooms
2 Bathrooms
Detached

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

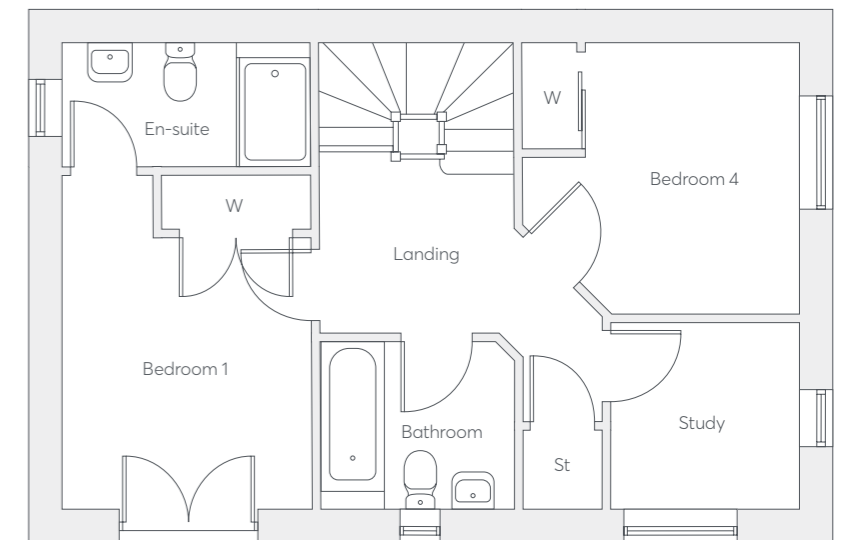
Second Floor

- 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"



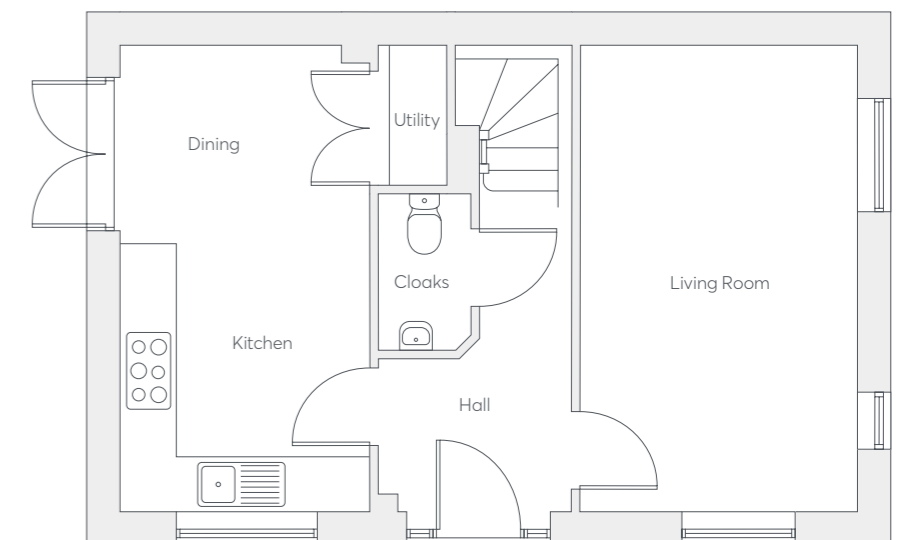
First Floor

- 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"





The Barlow

1362 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

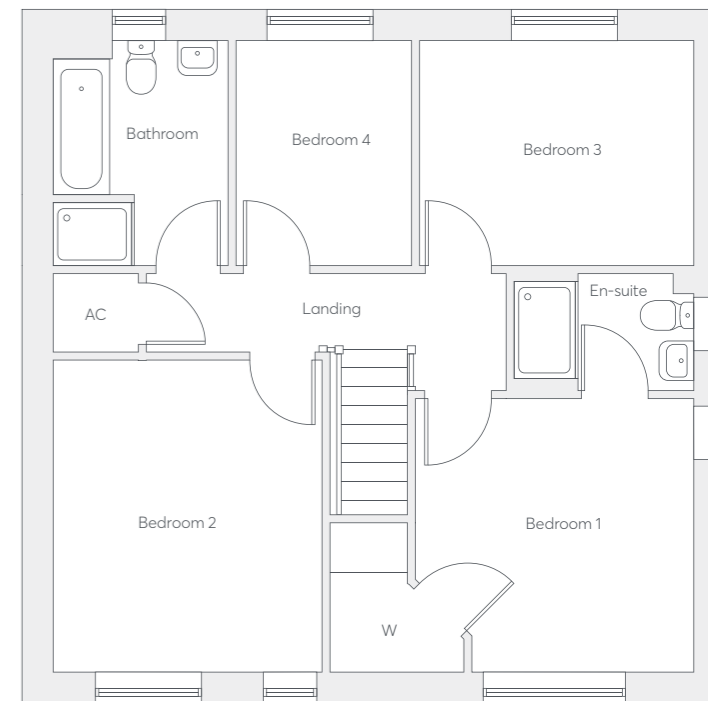
- Open plan dual aspect living space with French doors
- Downstairs WC
- Utility room
- Private study
- En-suite bedroom with dressing room
- Family bathroom with separate shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

Egston Park
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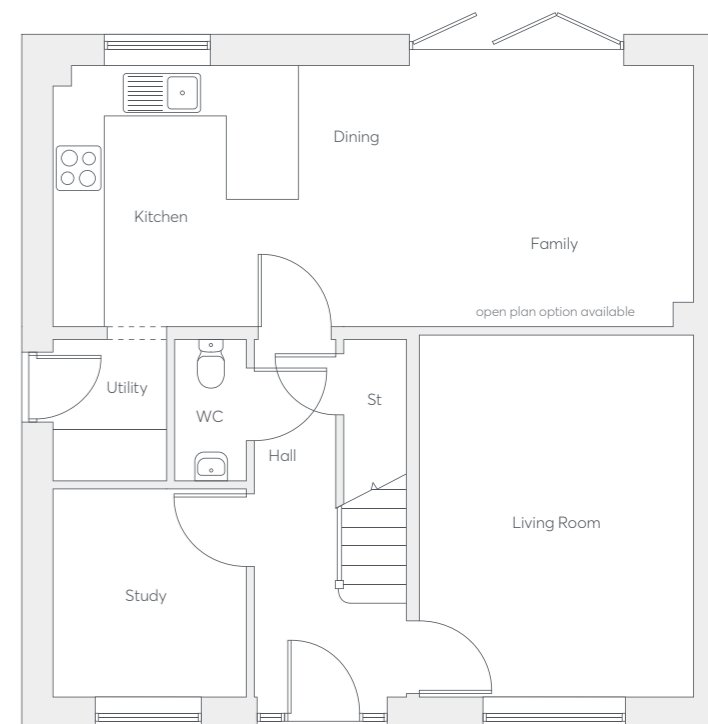
First Floor

- 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 Bramsgate

1379 sq. ft.

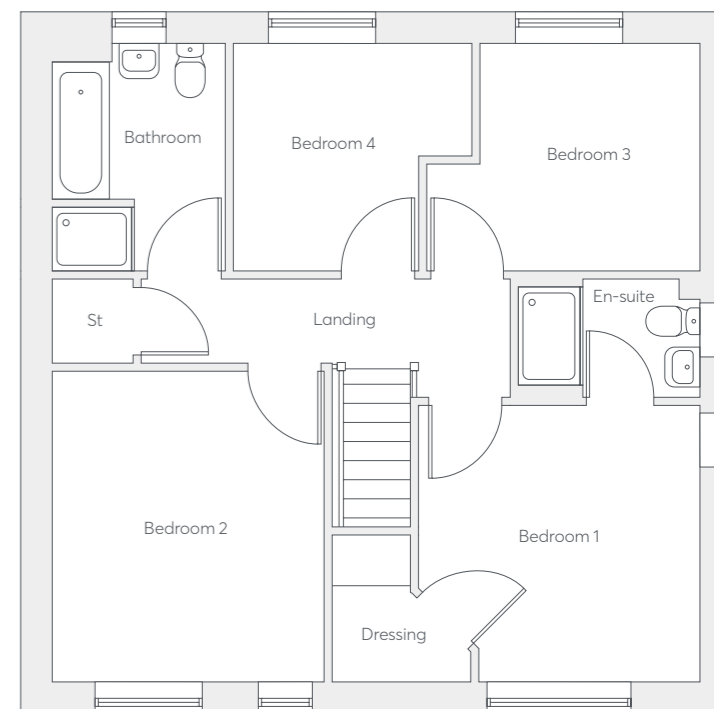
4 Bedrooms
2 Bathrooms
Detached

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

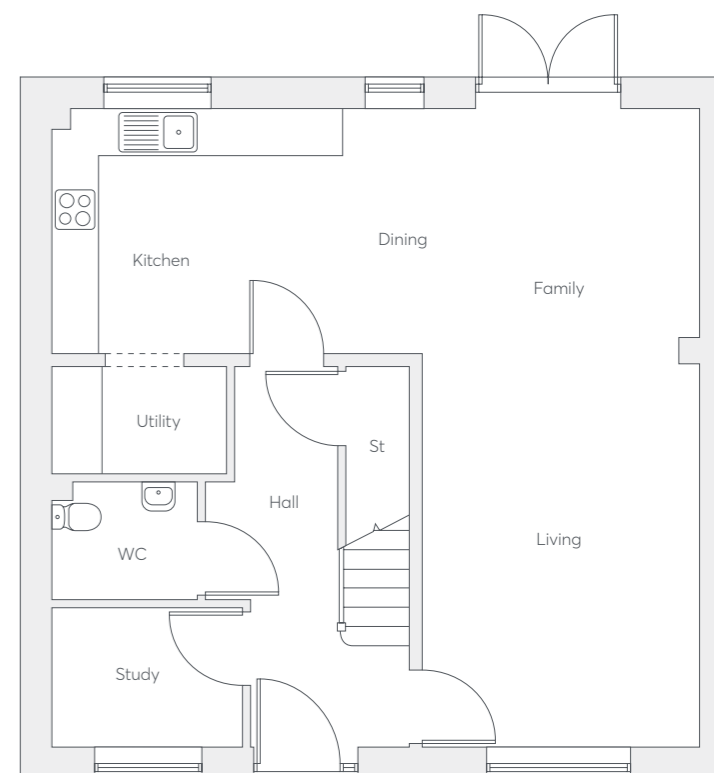
First Floor

- 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.

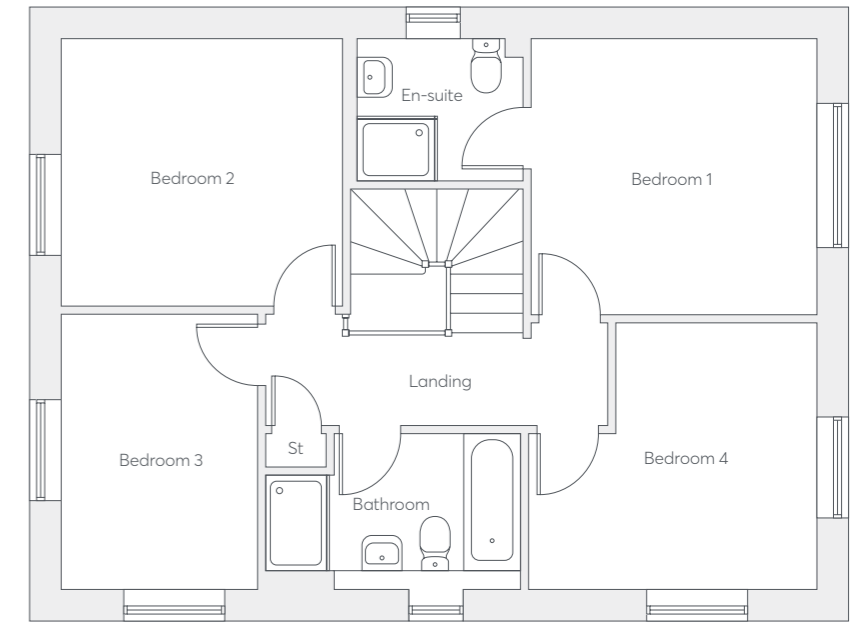
4 Bedrooms
2 Bathrooms
Detached

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

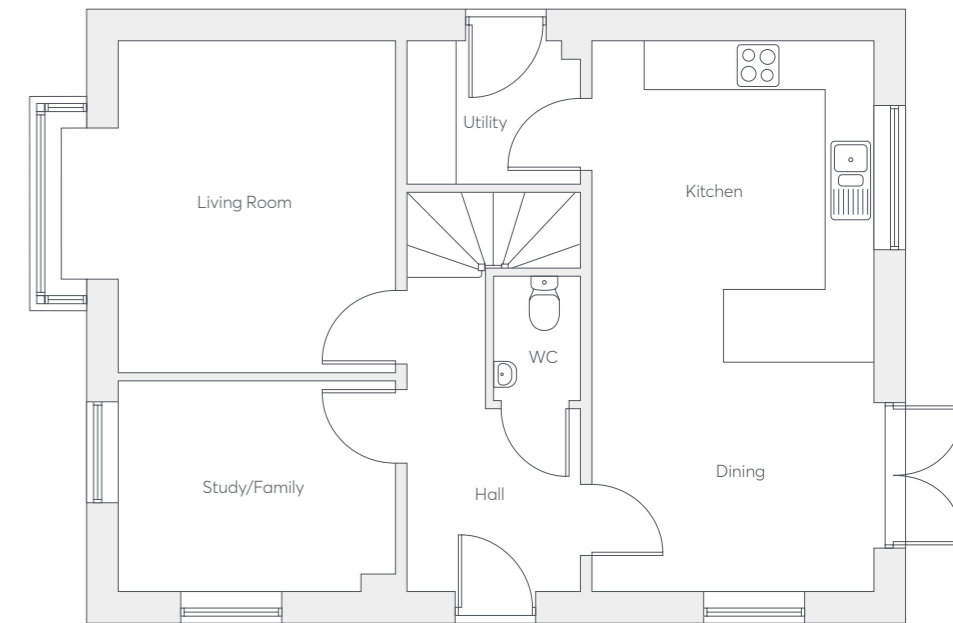
First Floor

- 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"





The Garnet

1454 sq. ft.

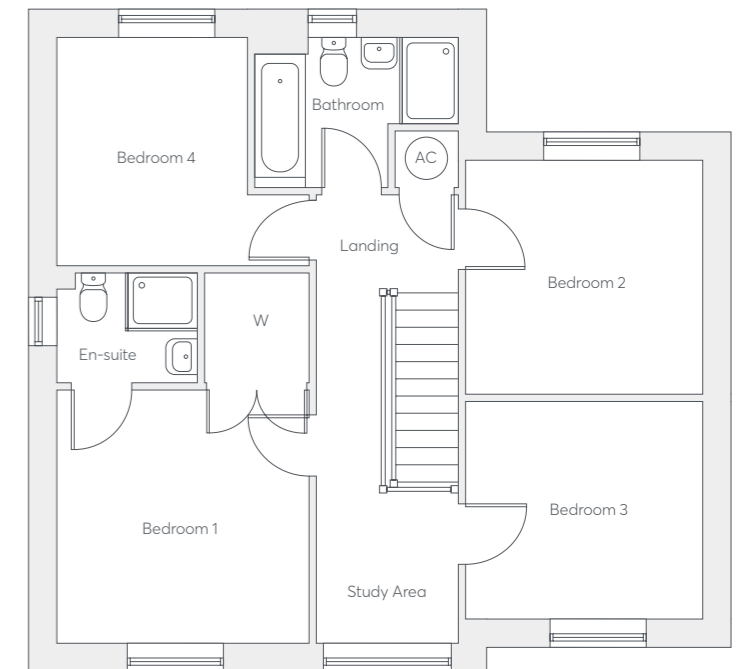
4 Bedrooms
2 Bathrooms
Detached

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

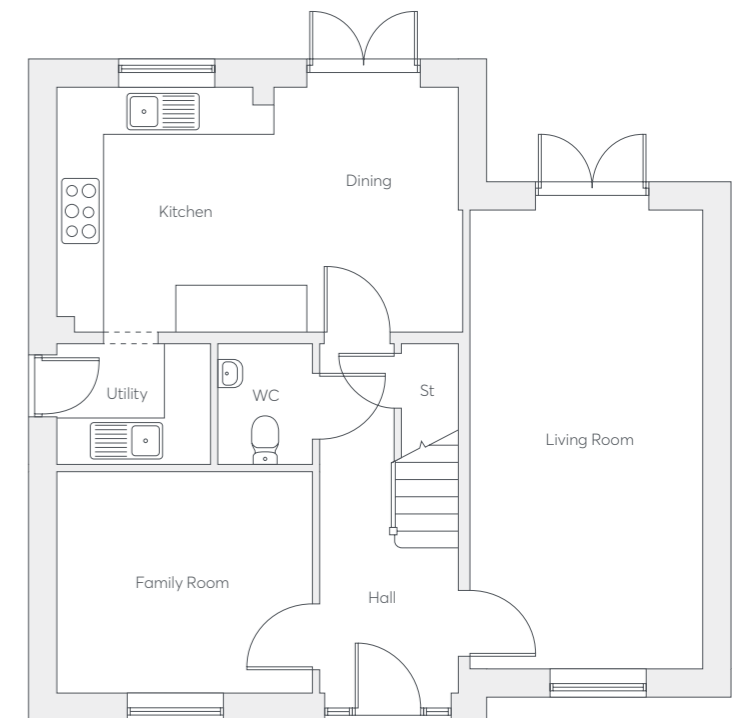
First Floor

- 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

Key Features

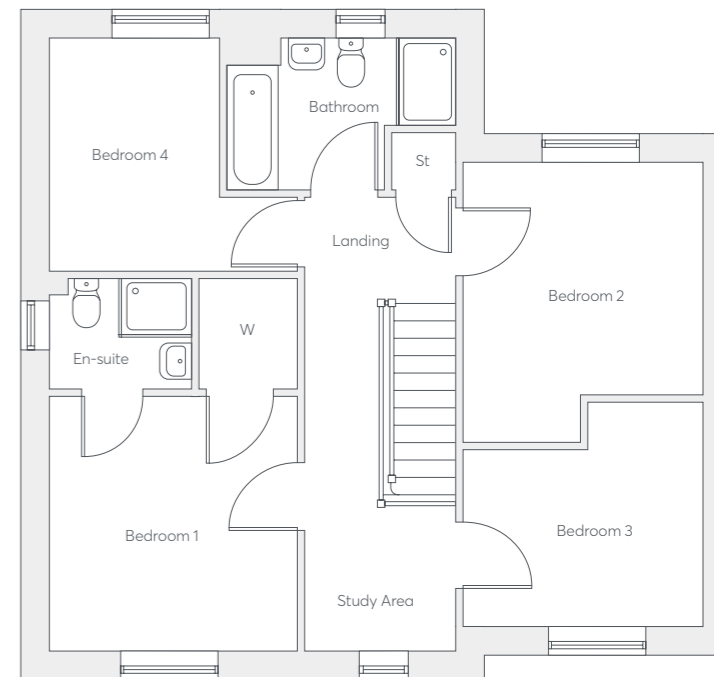
- Dual aspect living room with french doors to garden
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

Egston Park
St Modwen Homes

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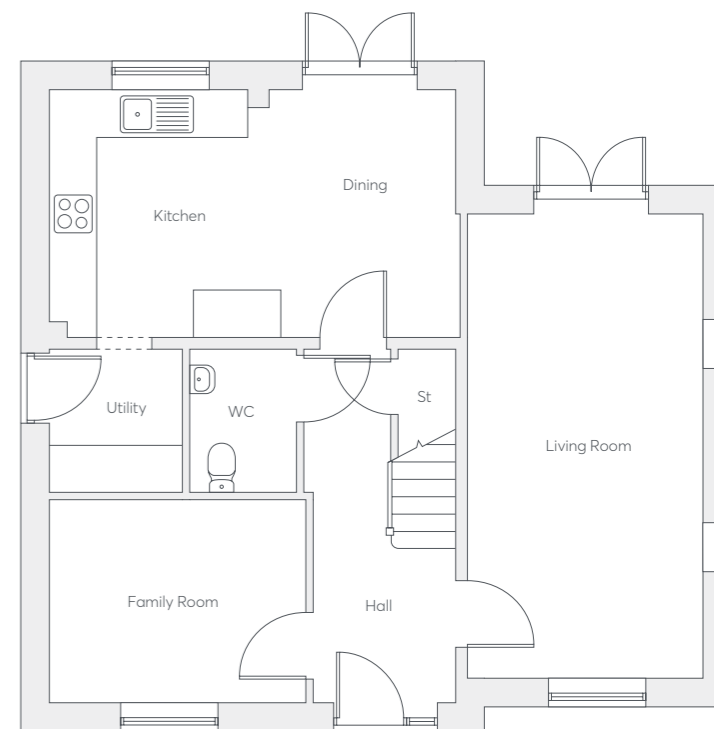
First Floor

- 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

Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices

Worktop with upstand to wall

Single bowl sink and chrome mixer tap

Stainless steel cooker hood and stainless steel splashback to hob

Gas hob

Stainless steel double fan oven

Plumbing and electrics for washing machine

Integrated dishwasher and 50/50 fridge-freezer

Downlights

Bathroom/En-Suite/WC

Contemporary style white sanitaryware with single lever bath filler

Thermostatic shower mixer valve (where applicable)

Shower tray with chrome style framed clear glass enclosure

Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Downlights

Electrical

Media plate to lounge and principal bedroom – pre-wired for BT and terrestrial digital TV and provision for hyperoptic

Additional TV sockets (house types vary – see drawings for location)

Telephone socket (housetypes vary - please see drawings for location)

White sockets and switches

PIR operated porch light

Front doorbell and chime

USB charging socket to lounge and principal bedroom

Power and lighting to integral garages

Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)

Battery operated carbon monoxide detectors (locations vary)

Mains wired (with battery back-up) smoke detectors

Heating

Gas central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating zones

Exterior

Double glazed PVCu windows

Double glazed PVCu french casement or bi-fold doors to patio (where layout permits)

PVCu fascias, soffits and rainwater goods (where shown on drawings)

Multi-point door locking system to front and rear/side doors

Up-and-over steel garage door (where applicable)

House numbers ready fitted

Outside tap

Decorative

Vertical Panel White internal doors with satin nickel finished handles

Smooth finish ceilings, painted in white

Walls painted in white matt emulsion

Woodwork painted in white gloss finish

Landscaping

Turf to rear garden

1.8m larch lap fencing panels or solid close-board fencing

1.8m fence to rear boundary only (please refer to boundary treatment drawing)



Open daily
Thursday to
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Call:
01246 889 598

Email:
egstowpark@
stmodwenhomes.co.uk

Sat Nav:
S45 9FN

stmodwenhomes.co.uk



St. Modwen Homes,
First Floor, 2 Lochside View,
Edinburgh Park, Edinburgh EH12 9DH

T: 0121 647 1000
E: sales@stmodwenhomes.co.uk

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