

THE HILL
— IVYGROVE HOMES —

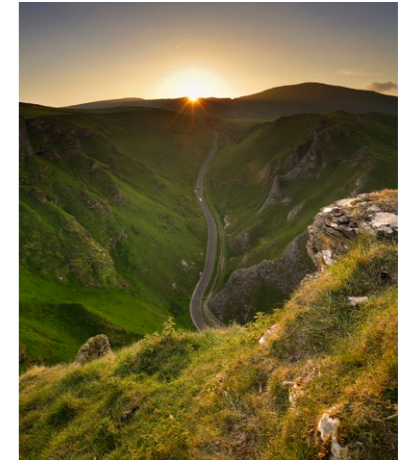
A SELECT DEVELOPMENT OF FOUR PRESTIGIOUS HOMES

EXCLUSIVE LIVING IN THE HEART OF DERBY

The Hill is a select development of 4 and 5 bedroomed prestigious family homes by Ivygrove, situated on a private drive within a lush green setting. Positioned just 1.5 miles north of the vibrant city centre of Derby with excellent road connections to the A52, A38 and M1 motorways.

Located on the edge of Darley Abbey Village, The Hill is only a few minutes' drive from Derbyshire's Peak District National Park. The homes are located within walking distance of Walter Evans Primary School and are within the coveted Ecclesbourne Secondary School catchment area.

Ivygrove is an established family run business providing prestige commercial and residential developments across Derbyshire and the Midlands.



Derbyshire Dales



Irongate, Derby City Centre



Darley Abbey Park

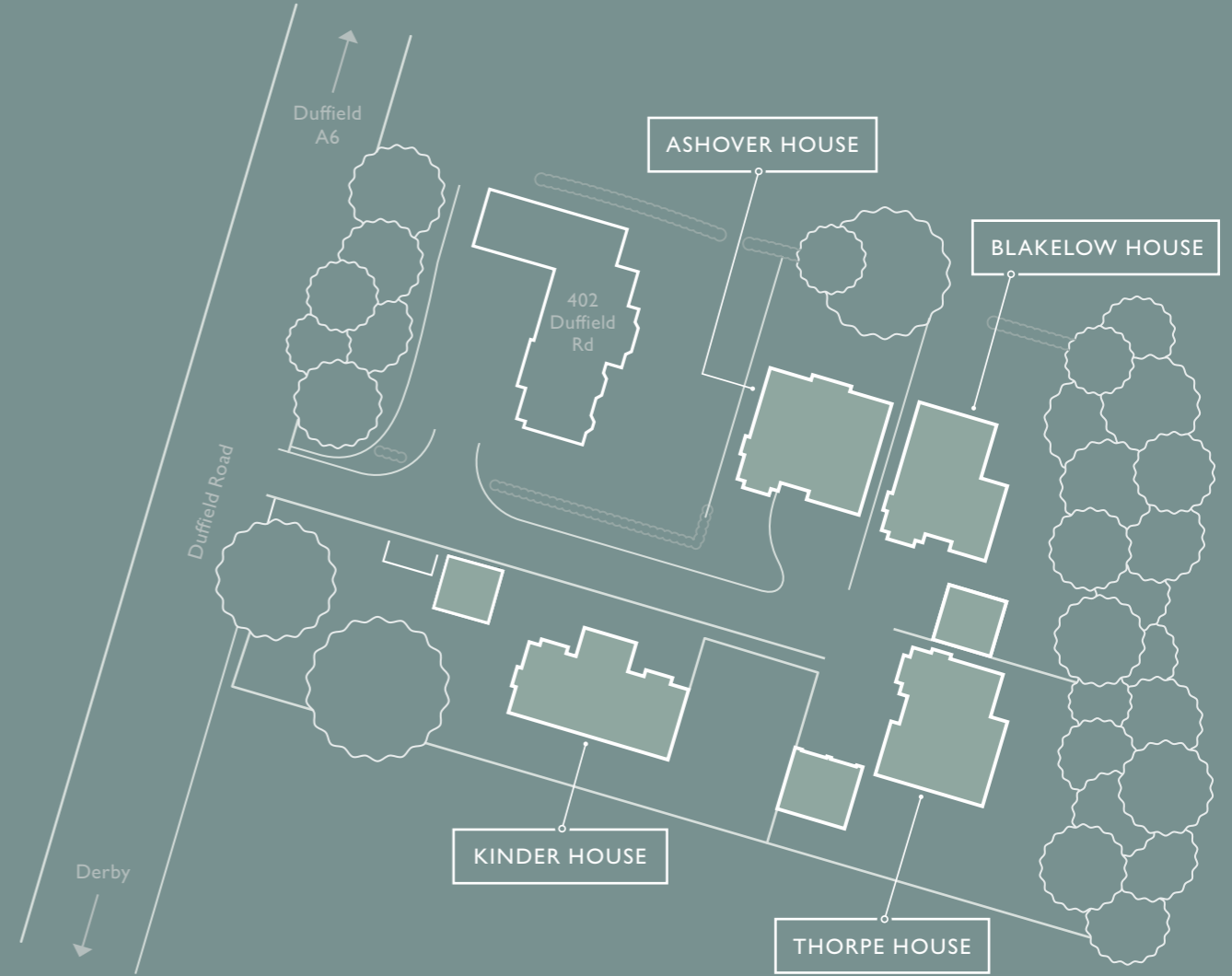


Darley Abbey Mills/Weir

LOCATION

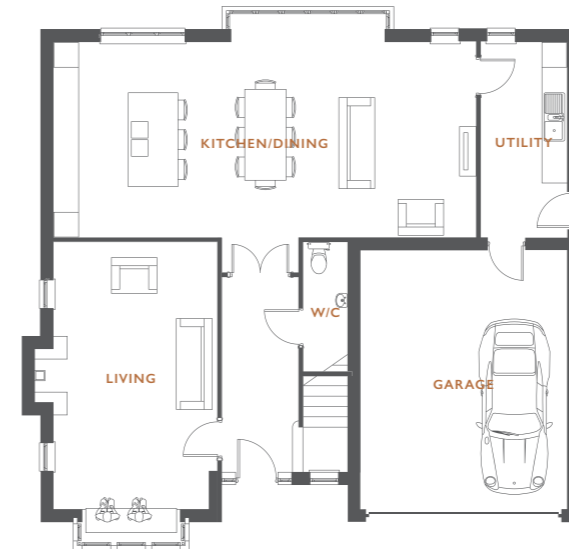


SITE PLAN



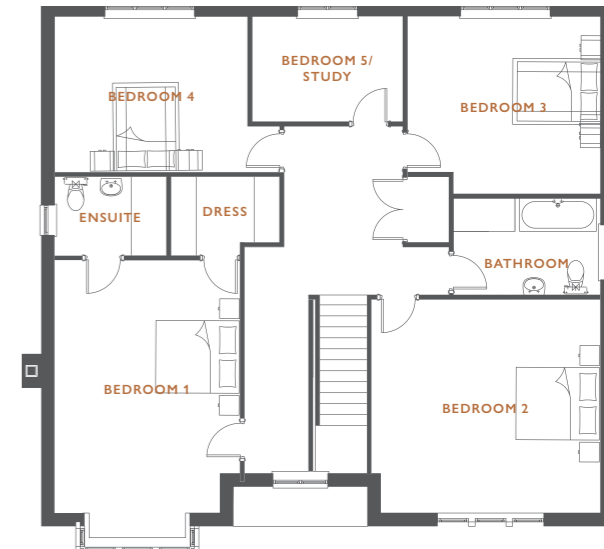


ASHOVER HOUSE



GROUND FLOOR

Living Room	6.43m x 3.93m	21'1" x 12'11"
Kitchen/Dining	4.70m x 10.17m	15'5" x 33'4"
W/C	1.04m x 3.06m	3'5" x 10'0"
Utility	2.06m x 4.70m	6'8" x 15'5"
Garage	?????	???" x ???"

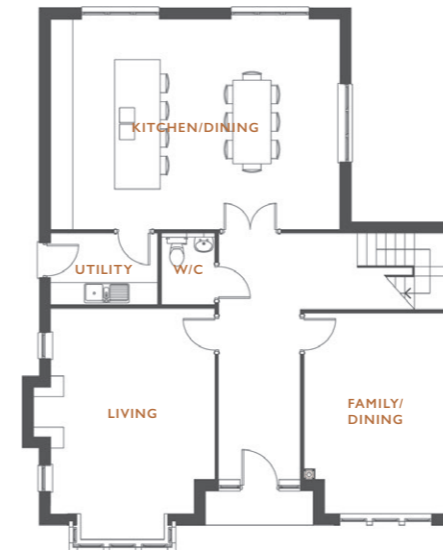


FIRST FLOOR

Bedroom 1	4.2m x 5.71m	16'9" x 18'9"
Dressing Room	1.76m x 2.48m	5'9" x 8'2"
En-suite	1.76m x 2.53m	5'9" x 8'4"
Bedroom 2	5.18m x 4.80m	17'0" x 14'9"
Bedroom 3	4.37m x 4.02m	14'4" x 13'3"
Bedroom 4	3.37m x 3.51m	11'1" x 11'6"
Bedroom 5	3.42m x 2.37m	11.3" x 7'9"
Bathroom	3.33m x 2.19m	10'11" x 7'2"

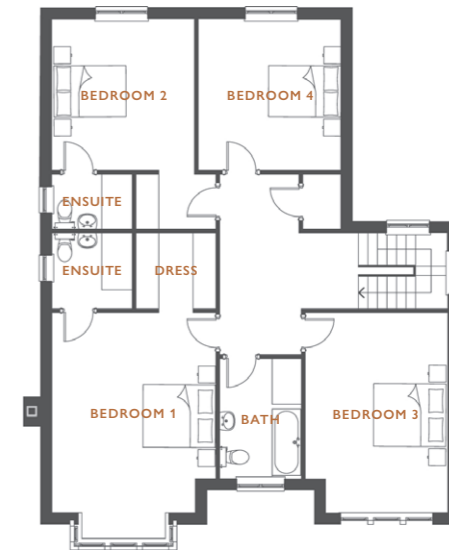


BLAKELOW HOUSE



GROUND FLOOR

Living Room	4.28m x 5.36m	14'1" x 17.7"
Family/Dining	3.71m x 5.24m	12'3" x 17'3"
Kitchen/Dining	7.55m x 5.48m	18'11" x 18'2"
W/C	1.36m x 1.71m	4'5" x 5'8"
Utility	1.84m x 2.76m	6'0" x 9'0"



FIRST FLOOR

Bedroom 1	5.24m x 4.27m	12'3" x 14'0"
Dressing Room	1.96m x 2.06m	6'5" x 6'9"
En-suite	2.08m x 1.96m	6'9" x 6'5"
Bedroom 2	3.71m x 3.94m	12'2" x 12'11"
En-suite 2	2.08m x 1.42m	6'9" x 4'8"
Bedroom 3	5.23m x 3.71m	17'2" x 12'2"
Bedroom 4	3.71m x 3.98m	12'2" x 13'0"
Bathroom	3.12m x 2.20m	10.3" x 7'3"



THORPE HOUSE



GROUND FLOOR

Living Room	4.36m x 5.20m	14'3" x 17'1"
Study	3.57m x 4.4m	11'8" x 14'5"
Kitchen/Dining	10.70m x 4.97m	35'1" x 16'4"
W/C	1.23m x 1.96m	4'0" x 6'5"
Cloaks	1.23m x 1.96m	4'0" x 6'5"
Utility	1.86m x 4.07m	6'2" x 13'4"

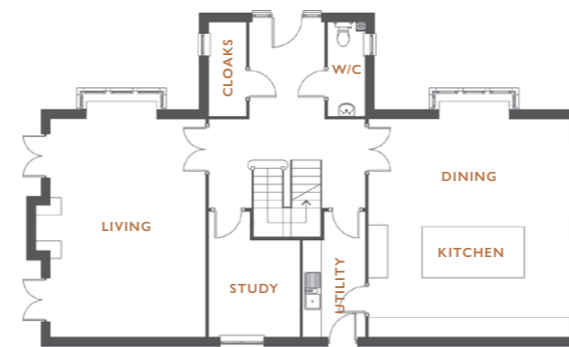


FIRST FLOOR

Bedroom 1	3.7m x 4.9m	12'2" x 16'1"
Dressing Room	1.76m x 2.06m	5'9" x 8'6"
En-suite	2.24m x 1.76m	7'4" x 5'9"
Bedroom 2	3.86m x 4.97m	12'6" x 16'4"
Bedroom 3	3.80m x 4.97m	12'4" x 16'4"
Bedroom 4	4.36m x 3.16m	14'3" x 10'4"
Bedroom 5	3.23m x 3.80m	10'7" x 12'4"
Bathroom	2.76m x 3.14m	9'0" x 10'3"



KINDER HOUSE



GROUND FLOOR

Living Room	6.76m x 4.81m	22'2" x 15'9"
Kitchen/Dining	6.26m x 6.76m	20'6" x 22'2"
Study	2.98m x 2.80m	9'9" x 9'2"
Utility	2.98m x 1.91m	9'9" x 6'3"
Cloaks	1.14m x 2.9m	3'8" x 9'6"
W/C	1.14m x 2.9m	3'8" x 9'6"



FIRST FLOOR

Bedroom 1	3.36m x 6.26m	11'0" x 20'4"
Dressing Room	3.46m x 3.27m	11'4" x 10'9"
En-suite	2.66m x 3.27m	8'8" x 10'9"
Bedroom 2	2.56m x 4.81m	8'4" x 15'9"
En-suite 2	2.2m x 1.37m	7'2" x 4'6"
Bedroom 3	2.87m x 4.85m	9'4" x 15'11"
Bedroom 4	4.81m x 2.56m	15'9" x 8'4"
Gym	2.35m x 2.98m	7'8" x 9'9"
Bathroom	2.35m x 2.98m	7'9" x 9'7"

SPECIFICATION – QUALITY AND STYLE

KITCHENS

A selection of classic and sleek modern contemporary kitchens with a choice of door finishes and coordinating worktops. Stainless steel appliances including double oven and hob with extractor fan and integral fridge freezer.

BATHROOM & EN-SUITES

Contemporary bathroom and en-suites with Ideal Standard sanitaryware in white with chrome fittings, towel rails and walk-in showers.

ELECTRICAL AND SECURITY

Electrical sockets and lighting throughout including television points to main living areas and bedrooms. Smoke detectors to all floors. For extra security an advanced burglar alarm security system is fitted as standard, all external windows and doors have a multi-point locking system.

FLOOR AND WALL TILING

A selection of floor, wall and splash-back tiling to kitchen, bathroom and en-suites, with full height wall tiling to bathrooms and en-suites.

GARDEN & EXTERNAL FEATURES

Each home has a feature entrance door with canopy, wall mounted lighting to entrance area and rear patio areas. Paved patio to rear garden with footpaths linking front and rear garden. Turfed rear and front gardens with feature planting.

EFFICIENT CENTRAL HEATING

Efficient gas fired central heating with system boiler and thermostatic rad valves to radiators where applicable. Energy efficient wood burning stoves to main living room.



This brochure aims to provide accurate information, however, Ivygrove homes reserve the right to amend if required. All images provided are for illustrative purposes, dimensions may differ and are not intended to be relied upon, nor to form part of any contract. Please check with your sales advisor.

FOR FURTHER ENQUIRIES

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

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