



# LILY STREET FARM

---

**PEVERIL**  
HOMES TO BUILD A LIFE IN

# Welcome TO LILY STREET FARM



Interior images are representative of a typical Peveril home.

Lily Street Farm is superbly positioned for modern living, whilst also providing access to popular nearby attractions and places to visit. The delightful location provides an ideal mix of stylish properties, with the added advantage of being close to beautiful open spaces.

The desirable homes at this brand-new development have been designed to exceed expectations of modern living in terms of location and accessibility, whilst being within walking distance of established villages and town centres.

*Peveril Homes*



Computer generated images are for illustration purposes only.



Interior images are representative of a typical Peveril home.

## ABOUT PEVERIL HOMES

We're committed to our customers and care unreservedly about the homes we build and communities we create. That's why our experienced team design and build homes that fit the ever-changing needs of our valued customers. Using the latest techniques, highest quality materials, and advances in energy efficiency, we build beautiful homes that continue to stand the test of time.

Whether it's a one-bedroom apartment or a five-bedroom house, our promise to our customers, the quality of the build, and the journey we take are the same. We believe that every home should be as individual as each one of our customers, making you feel like you have truly joined the Peveril family.

We are proud to be part of the family-owned Bowmer + Kirkland Group, one of the largest and most successful construction and development groups in the UK. Founded in 1923, the Group now consists of 29 subsidiary companies, offering a wide range of specialisms from construction-related services to homeland security products.



# The Local Area

## SWANWICK

Nestled within the beautiful rural region of Derbyshire, and between the historic towns of Ripley and Alfreton, Lily Street Farm features a collection of charming, sought-after homes, well suited for commuters. Its close proximity to the A38 provides convenient access to cities such as Derby, Nottingham, and Chesterfield, where you can benefit from an abundance of shops, restaurants, and attractions.

Local restaurants and cafes can be found in the village of Swanwick, with lots more just a short drive away. Residents can take advantage of the delectable menu at Pesto at the Peacock, a former coaching house dating back to the 17th century – a real local gem.



The Derbyshire Peak District



Swanwick is a great base to explore the nearby Peak District delights while affording commuters with access to major cities. The location offers a welcoming home to unwind in the scenic Amber Valley countryside.



Derby City Centre



Heage Windmill

## HISTORY AND COUNTRYSIDE

The history of Swanwick dates back to the early 14th century, and its name is stemmed from the Old English “Swana”, denoting herdsmen, and “wic” meaning a collection of structures. The village is now divided, with a characterful mixture of old and new architecture.

For history buffs, Heage Windmill is a must-visit attraction as the 18th Century structure is the only surviving six-sailed, stone-built windmill in Britain. Visitors can purchase freshly stone-milled flour from its on-site shop after exploring the historical structure.

Only a short drive away, Crich Tramway Village transports visitors back in time, complete with pub and a sweet shop selling traditional treats. Many of the buildings along the street have been rescued from towns and cities across the UK - lovingly recreated, to give a sense of nostalgia.

## ARTS AND ENTERTAINMENT

Lily Street Farm is ideally located to explore the abundance of rich natural and cultural heritage of the surrounding area. Families with young children will also be delighted to take advantage of the many nearby attractions.

Close by is the East Midlands Designer Outlet. With more than 65 stores, it is renowned in the Midlands as the leading designer outlet where shoppers can enjoy a wonderful day out with the entire family.

There is plenty to discover close by, with a choice of beautiful walks in the Derbyshire countryside just a stone’s throw from the development. Explore Larkhill Woodlands and Butterly Reservoir for a peaceful wander amongst nature.



Crich Tramway Village

Within five miles of Lily Street Farm is Thacker’s Wood, which is perfect if you want to cycle or stretch your legs amongst the remarkable sights of the Amber Valley. What’s more, residents can discover the wonders of Denby Pottery Village and indulge in generous slices of cake and freshly brewed hot drinks at Bourne’s Coffee Shop.

There is something for everyone in the 705-acre Chatsworth Estate, famous for its rich history, modern waterworks and sculptures, and its Victorian rock garden, as well as being host to many cultural and seasonal events. Derby city centre is home to its own shopping centre with popular high street retailers, restaurants, Showcase Cinema de Lux, and attractions for all ages, as well as the picturesque Derby Cathedral. The city also serves up a bustling nightlife with quaint pubs and bars as well as highly rated restaurants and diners. For live sport, you can watch football at Derby County’s Pride Park Stadium or catch league and T20 cricket at Derbyshire County Cricket Club during the summer months.

## EDUCATION

For families who require access to schools or colleges, a variety of local schools and higher education options are available\*.

These include Swanwick Primary School and Woodbridge Junior School, which are less than a mile and a half from Lily Street Farm. Swanwick Hall School and David Nieper Academy are also less than a mile and a half away.

\*Please note all times are approximate.

Information correct at time of print. Please see schools’ individual websites for latest Ofsted reports. The above list is for information purposes only and not a full representation of available schools in the local area. Please carry out independent research before making enquiries.



Chatsworth House

# Specifications

## FEATURES AND FINISHES

Our valued relationships with our range of nationally and internationally renowned partners ensure that each home is finished with high-end fixtures and fittings, and our well thought-out interiors perfectly capture the needs of modern day living. We only work with the highest quality brands, such as Symphony, Caple, AEG, Trojan, Methven, Merlyn, and Karndean.

Our optional extras are also worth considering. Discover a world of possibilities as you explore our collection of premium upgrades, thoughtfully curated to cater to your unique taste and lifestyle. Speak to your Sales Executive for more information.

























Interior images are representative of a typical Peveril home.

# LILY STREET FARM

## Site Plan

Lily Street Farm offers an expansive range of beautiful new homes, made up of two, three, four, and five-bedroom homes in Swanwick.

 <b>Show Home</b> Rempstone 1365 sqft 4-Bedroom Home	<b>3-Bedroom Homes</b>	<b>4-Bedroom Homes</b>	<b>5-Bedroom Homes</b>
 <b>Show Home and Marketing Suite</b> Shardlow 1789 sqft 5-Bedroom Home	 <b>Foston</b> 850 sqft 3-Bedroom Home	 <b>Bosworth</b> 1069 sqft 4-Bedroom Home	 <b>Shardlow</b> 1789 sqft 5-Bedroom Home
 Registered Housing Provider	 <b>Worthington</b> 873 sqft 3-Bedroom Home	 <b>Ticknall</b> 1131 sqft 4-Bedroom Home	 <b>Belvedere</b> 1939 sqft 5-Bedroom Home
<b>2-Bedroom Homes</b>	 <b>Brassington</b> 880 sqft 3-Bedroom Home	 <b>Bradgate</b> 1228 sqft 4-Bedroom Home	 <b>Denby</b> 1950 sqft 5-Bedroom Home
 <b>Milford</b> 683 sqft 2-Bedroom Home	 <b>Swanwick</b> 976 sqft 3-Bedroom Home	 <b>Wymeswold</b> 1259 sqft 4-Bedroom Home	
	 <b>Tissington</b> 984 sqft 3-Bedroom Home	 <b>Cadeby</b> 1336 sqft 4-Bedroom Home	
		 <b>Rempstone</b> 1365 sqft 4-Bedroom Home	
		 <b>Appleby</b> 1402 sqft 4-Bedroom Home	
		 <b>Willesley</b> 1499 sqft 4-Bedroom Home	
		 <b>Ingleby</b> 1578 sqft 4-Bedroom Home	
		 <b>Rearsby</b> 1725 sqft 4-Bedroom Home	

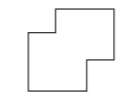




## The Milford

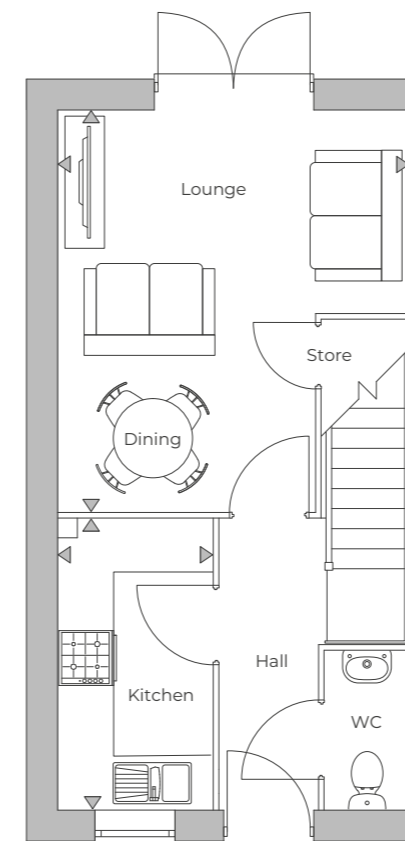
A delightful two-bedroom home that's perfect for first-time buyers and downsizers. The hallway leads into an airy open-plan lounge and dining area with under-stairs storage and French doors leading to the garden. The well-equipped separate kitchen is to the front of the property and there's also a conveniently located downstairs cloakroom.

The first floor includes a good-sized master bedroom and second double bedroom, with both sharing an impressive bathroom.

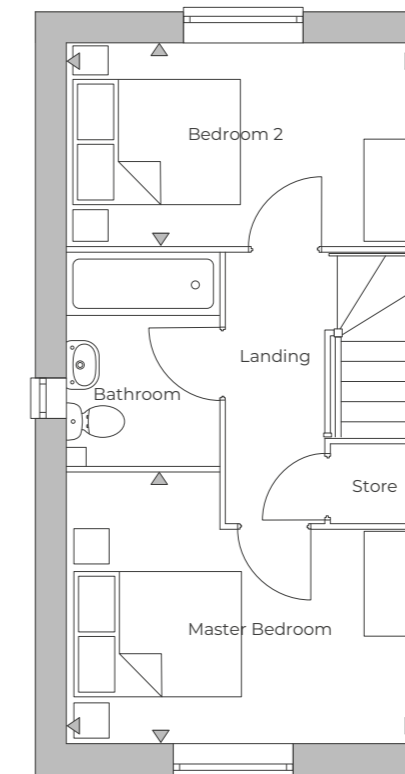
 683 sqft

 2 bedrooms

 1 bathroom



Ground Floor



First Floor

Room	Measurements	
Kitchen	1.73m x 3.27m	5'8" x 10'9"
Lounge / Dining	3.94m (max) x 4.53m (max)	12'11" (max) x 14'10" (max)
Master Bedroom	3.94m (max) x 3.04m (max)	12'11" (max) x 10' (max)
Bedroom 2	3.94m x 2.27m	12'11" x 7'5"
<b>Plots 13(H), 14, 93(H), 94(H), 95</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.

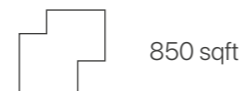




## The Foston

The Foston is a beautiful detached family home. On the ground floor, you will find a contemporary separate kitchen and a spacious open-plan lounge and dining area with French doors leading out onto the garden. There's also a handy store and WC.

The first floor offers a generous master bedroom and two further good-sized bedrooms which share a well-appointed spacious family bathroom. A useful storage space is accessed from the landing.



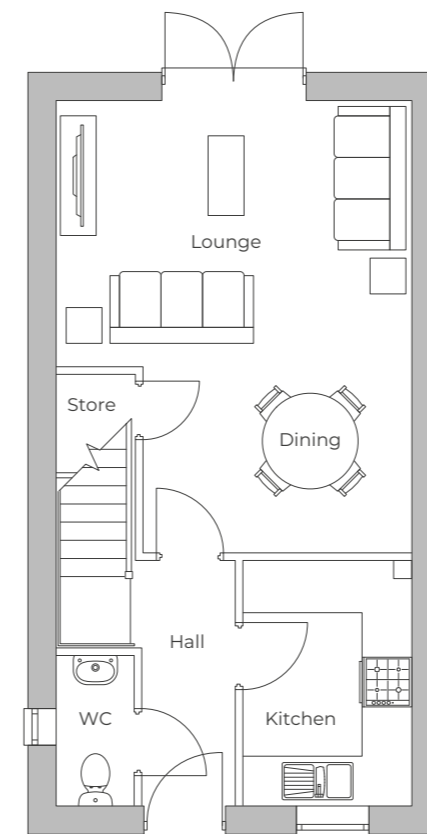
850 sqft



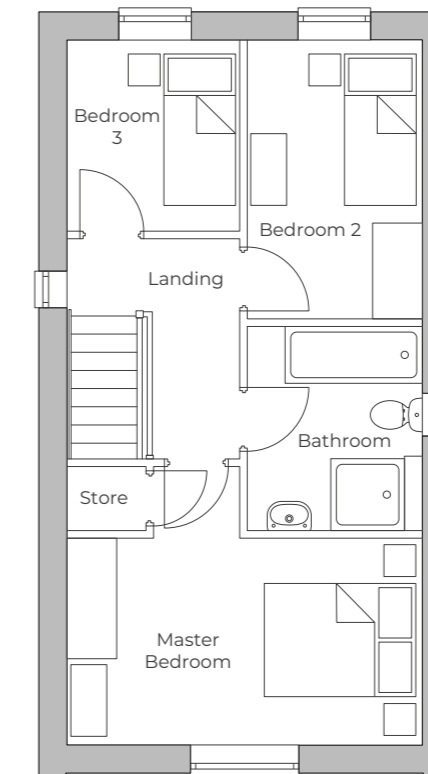
3 bedrooms



1 bathroom



Ground Floor



First Floor

Room	Measurements	
Lounge / Dining	4.41m (max) x 5.64m (max)	14'6" (max) x 18'6" (max)
Kitchen	2.09m x 3.00m	6'10" x 9'10"
Master Bedroom	4.41m x 2.57m	14'6" x 8'5"
Bedroom 2	2.17m x 3.47m	7'1" x 11'5"
Bedroom 3	2.14m x 2.37m	7' x 7'10"
<b>Plots 39(H), 58, 61, 67(H), 68(H), 80(H), 106(H)</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



# The Worthington

The Worthington is a modern three-bedroom home which features an open-plan lounge and dining space, front-facing kitchen, and downstairs WC.

Upstairs, you can find three bedrooms, a family bathroom, and the master bedroom includes an ensuite.



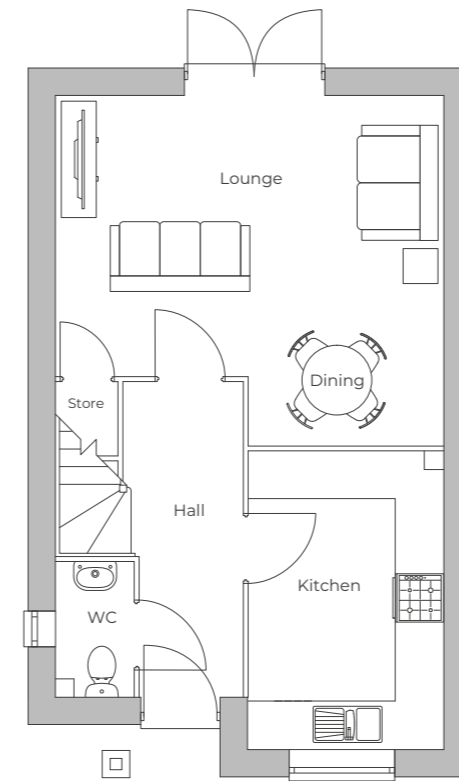
873 sqft



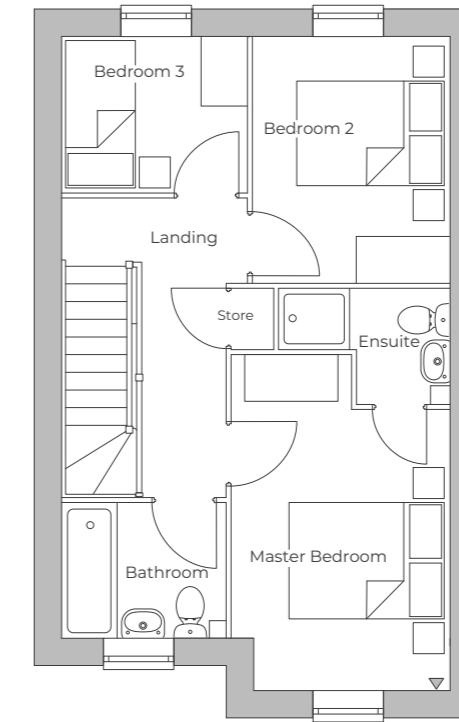
3 bedrooms



2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Lounge / Dining	4.95m (max) x 4.48 (max)	16'3" (max) x 14'8" (max)
Kitchen	2.48m x 3.81m	8'2" x 12'6"
Master Bedroom	2.78m (max) x 3.58m	9'1" (max) x 11'9"
Bedroom 2	2.50m x 3.14m	8'3" x 10'4"
Bedroom 3	2.35m x 1.98m	7'9" x 6'6"
<b>Plots 11(H), 12, 121, 122(H), 129(H), 130</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



# The Brassington

The Brassington is a stunning three-bedroom home. The ground floor hallway leads to a front-facing lounge with under-stairs storage. Continuing on from the lounge, this home has an open-plan kitchen and dining area with a separate utility and patio doors leading to the rear garden.

Upstairs, the first floor boasts three bedrooms including a large master bedroom with an ensuite.



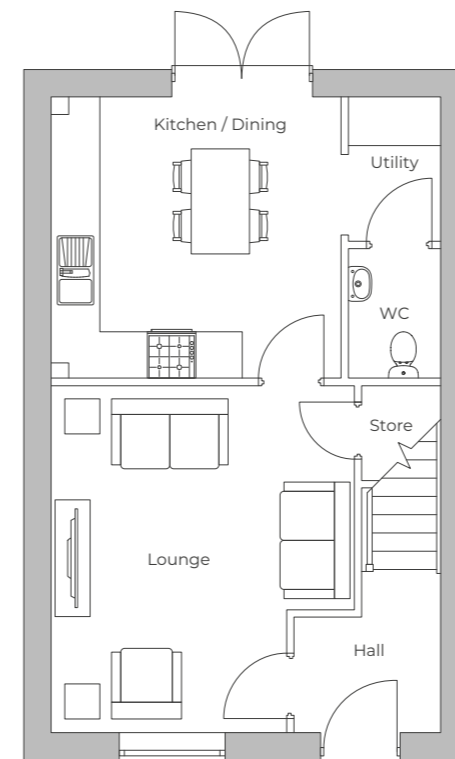
880 sqft



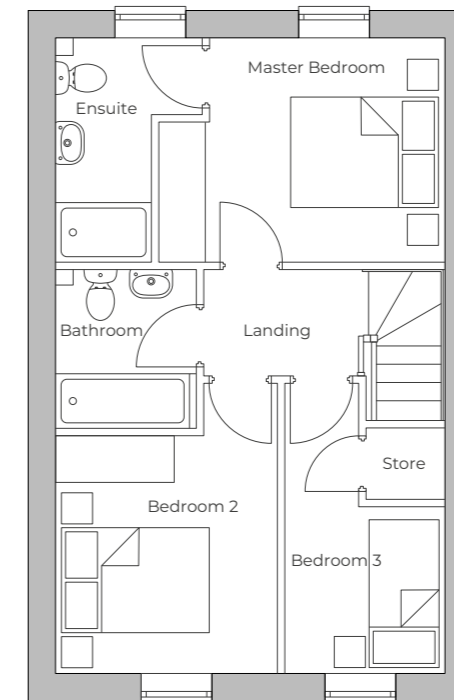
3 bedrooms



2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining Area	3.70m x 3.59m	12'2" x 11'10"
Lounge	3.87m (max) x 4.43m (max)	12'8" (max) x 14'7" (max)
Master Bedroom	3.67m (max) x 2.86m	12' (max) x 9'5"
Bedroom 2	2.82m x 3.03m	9'3" x 9'11"
Bedroom 3	2.03m x 2.12m	6'8" x 6'11"
<b>Plots 53(H), 54, 59(H), 60, 90(H), 91</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



# The Swanwick

The Swanwick is a beautiful three-bedroom detached home. The ground floor features a kitchen diner with useful utility space and ample storage, as well as a full-length lounge with French doors to the rear garden.

On the first floor, you will find three good-sized bedrooms including a master bedroom with ensuite and a large family bathroom.



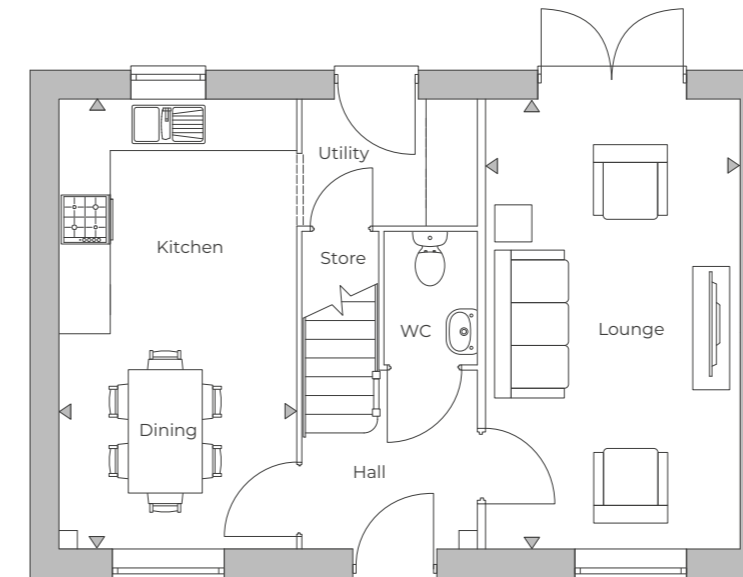
976 sqft



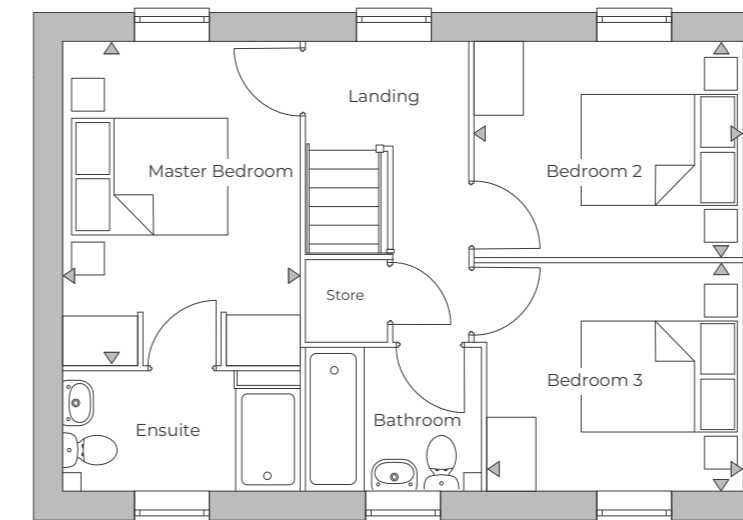
3 bedrooms



2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining Area	2.85m x 5.42m	9'4" x 17'9"
Lounge	3.04m x 5.42m	10' x 17'9"
Master Bedroom	2.85m x 3.90m	9'4" x 12'10"
Bedroom 2	3.24m x 2.59m	10'8" x 8'6"
Bedroom 3	3.08m x 2.74m	10'1" x 9'
<b>Plots 3, 7(H), 8(H), 34, 36(H)</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



# The Tissington

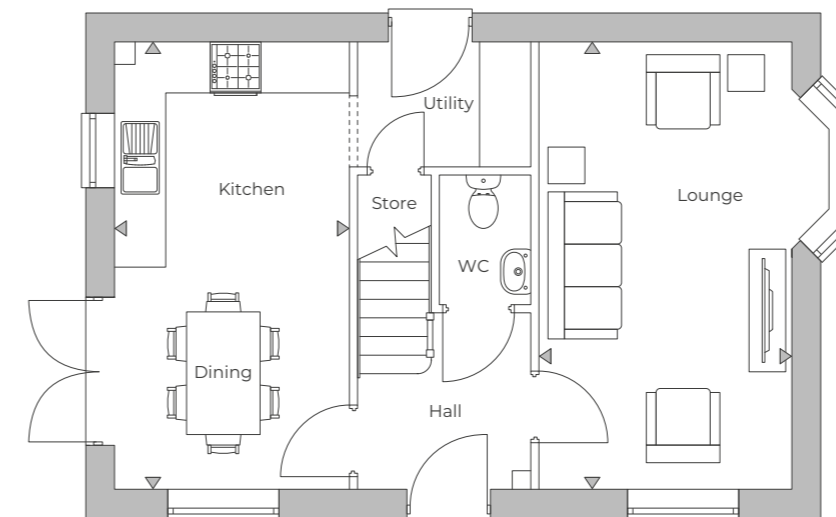
The ground floor offers a spacious kitchen and dining area with a utility and separate storage, as well as patio doors that lead out to the garden. From the hallway, you'll also find a full-length lounge and separate WC.

The first floor of this new build offers three bedrooms and a family bathroom with the master bedroom also having an ensuite bathroom. Separate storage is also provided from the landing space.

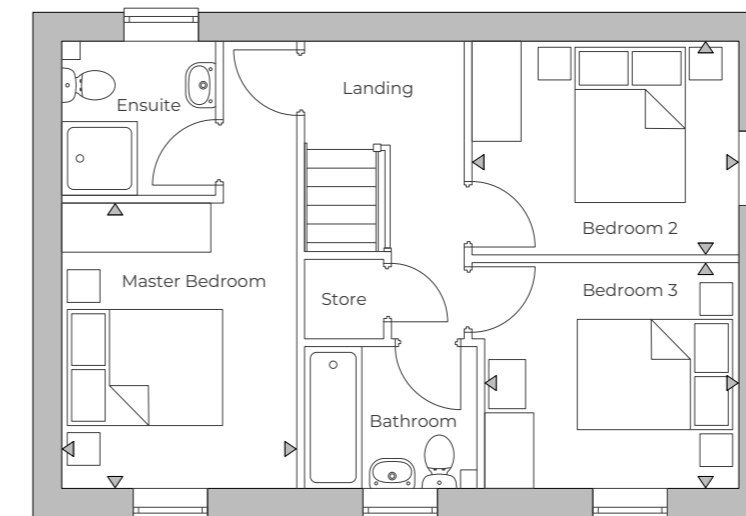
 984 sqft

 3 bedrooms

 2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining Area	2.85m x 5.42m	9'4" x 17.9"
Lounge	3.04m x 5.42m	10' x 17.9"
Master Bedroom	2.85m x 3.46m	9'4" x 11'4"
Bedroom 2	3.24m x 2.59m	10'8" x 8'6"
Bedroom 3	3.08m x 2.74m	10'1" x 9'
<b>Plots 5, 10(H), 23(H), 38(H), 44(H), 45, 62(H), 65, 81, 92, 103, 119, 120, 127, 128(H), 133, 134(H), 140, 141(H), 144, 150(H)</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



## The Bosworth

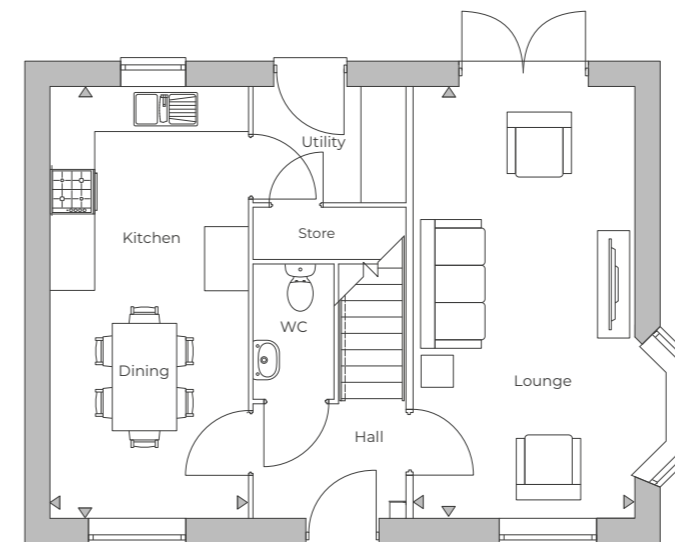
The Bosworth is a spacious four-bedroom family home. The ground floor hallway leads to a full-length lounge with a bay window and French doors to the rear garden. Adjacent to the lounge is an open-plan kitchen and dining area, featuring a separate utility area.

On the first floor, you will find four good-sized bedrooms as well as a large family bathroom.

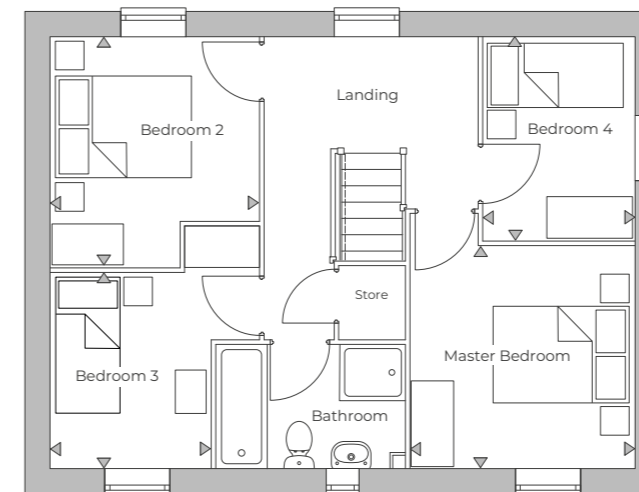
 1069 sqft

 4 bedrooms

 1 bathroom



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining Area	2.73m x 5.98m	8'11" x 19'8"
Lounge	3.05m x 5.98m	10' x 19'8"
Master Bedroom	3.10m (max) x 3.07m	10'2" (max) x 10'1"
Bedroom 2	2.88m (max) x 3.19m (max)	9'6" (max) x 10'6" (max)
Bedroom 3	2.21m x 2.70m	7'3" x 8'10"
Bedroom 4	2.09m x 2.81m	6'10" x 9'3"
<b>Plots 9(H), 33, 37, 52(H), 55(H), 77, 104, 123, 137</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

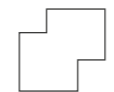
Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



## The Ticknall

The Ticknall is a stunning four-bedroom home which includes an open-plan lounge and dining space and front-facing kitchen with additional dining space. Downstairs, you will also find a WC and plenty of storage space.

Upstairs includes a master bedroom with ensuite as well as three further bedrooms and a family bathroom.



1131 sqft



4 bedrooms



2 bathrooms



Room	Measurements	
Kitchen / Dining Area	2.82m x 5.46m	9'3" x 17'11"
Lounge	5.53m x 3.75m	18'2" x 12'4"
Master Bedroom	2.90m (max) x 4.05m (max)	9'6" (max) x 13'4" (max)
Bedroom 2	3.19m (max) x 2.69m	10'6" (max) x 8'10"
Bedroom 3	2.53m x 3.05m	8'4" x 10'
Bedroom 4	2.24m x 2.08m	7'4" x 6'10"
<b>Plots 25, 28, 35(H), 132(H), 151</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.




# The Bradgate

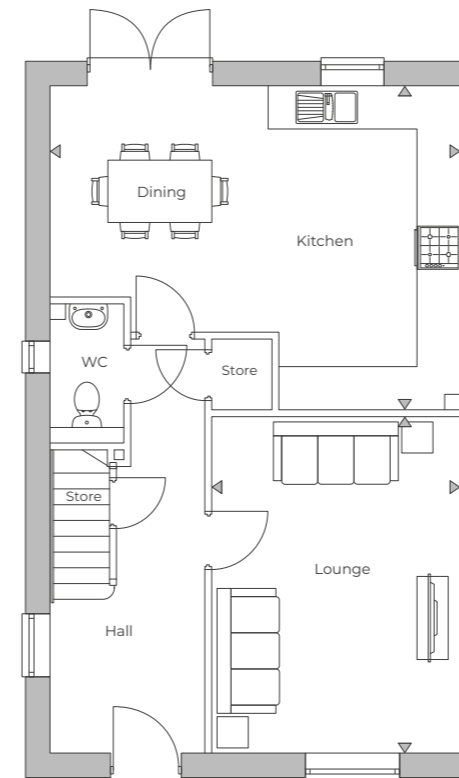
The Bradgate is a spacious four-bedroom family home. The ground floor hallway leads to a front-facing lounge with under-stairs storage. Continuing on from the lounge is an open-plan kitchen and dining area with French doors leading to the rear garden.

On the first floor, you will find four good-sized bedrooms as well as a large family bathroom. The spacious master bedroom features an ensuite.

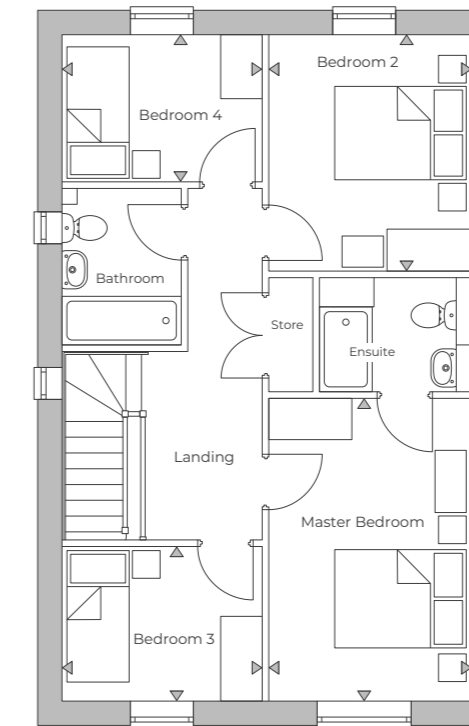
 1228 sqft

 4 bedrooms

 2 bathrooms



Ground Floor



First Floor

Room	Measurements
Kitchen / Dining Area	5.87m (max) x 4.63m (max) 19'3" (max) x 15'2" (max)
Lounge	3.53m x 4.80m 11'7" x 15'9"
Master Bedroom	2.91m (max) x 4.35m (max) 9'7" x 14'3"
Bedroom 2	2.91m x 3.38m 9'7" x 11'1"
Bedroom 3	2.87m x 2.21m 9'5" x 7'3"
Bedroom 4	2.87m x 2.1m 9'5" x 6'11"
<b>Plots 6(H), 20(H), 56, 87, 89(H), 105(H)</b>	

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.






# The Wymeswold

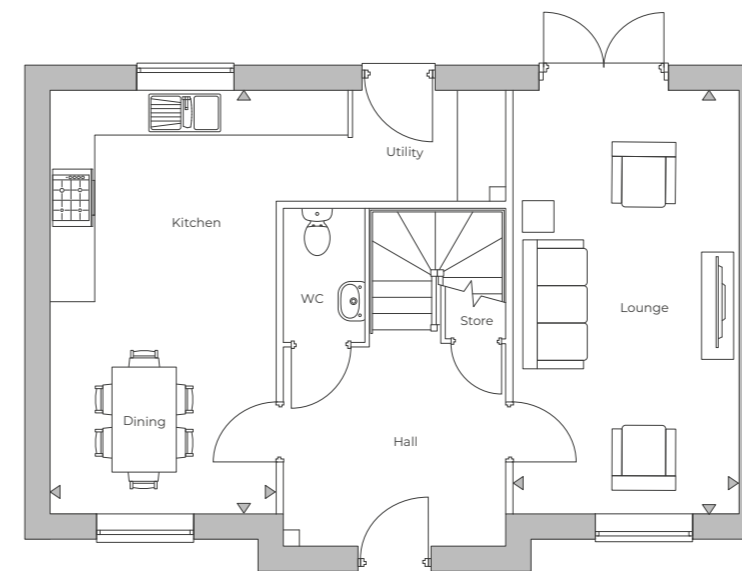
The Wymeswold is a stunning four-bedroom family home. From the central hallway, the ground floor features a spacious full-length lounge with French doors that open into the garden. From the hallway there is an open-plan kitchen and dining area with a handy utility. There's also a convenient storage area and WC.

On the first floor, the master bedroom is complete with its own ensuite. There's a further three good-sized bedrooms leading from the central landing, along with a well-appointed family bathroom.

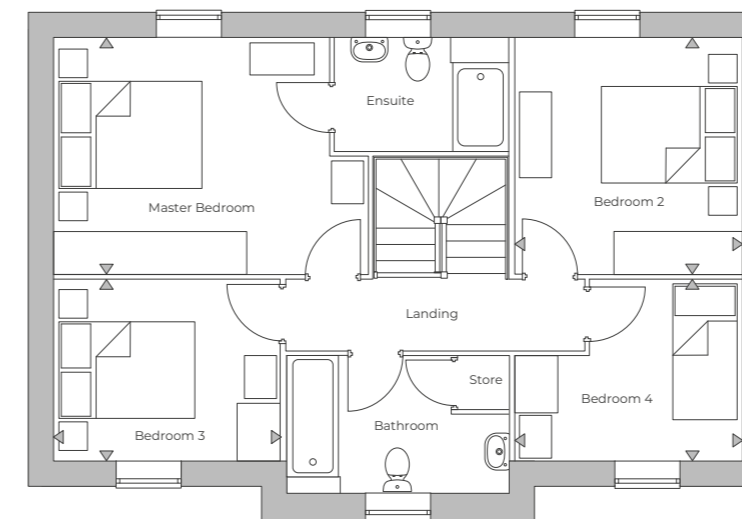
 1259 sqft

 4 bedrooms

 2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining Area	3.11m x 5.87m	10'2" x 19'3"
Lounge	3.11m x 5.87m	10'2" x 19'3"
Master Bedroom	4.36m (max) x 3.27m	14'4" (max)' x 10'9"
Bedroom 2	3.14m x 3.27m	10'4" x 10'9"
Bedroom 3	3.14m x 2.50m	10'4" x 8'2"
Bedroom 4	3.14m (max) x 2.50m	10'4" (max) x 8'2"
<b>Plots 15(H), 31(H), 149(H)</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

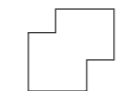
Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



# The Cadeby

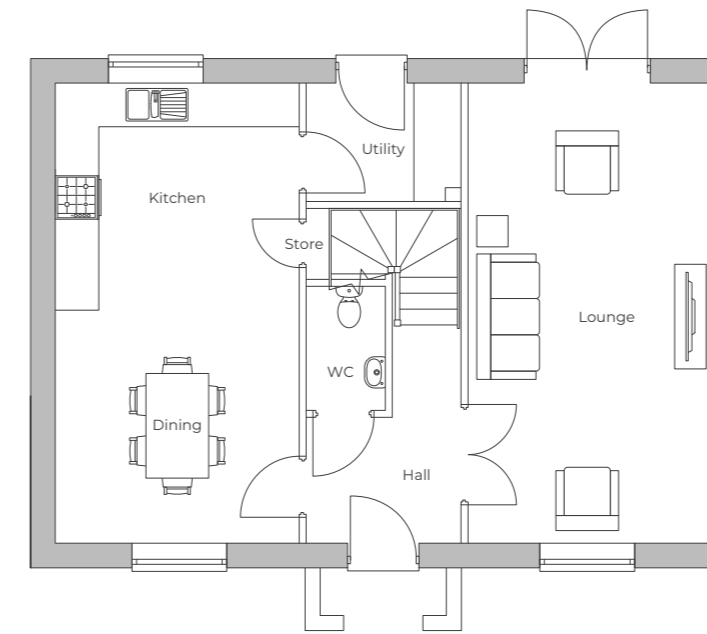
The Cadeby is an impressive double-fronted family home. On the ground floor, this home includes an open-plan kitchen and dining area complete with a useful utility and a dedicated full-length lounge with French doors to the rear garden.

Upstairs, this property boasts a family bathroom and four-double bedrooms including the master bedroom, complete with ensuite.

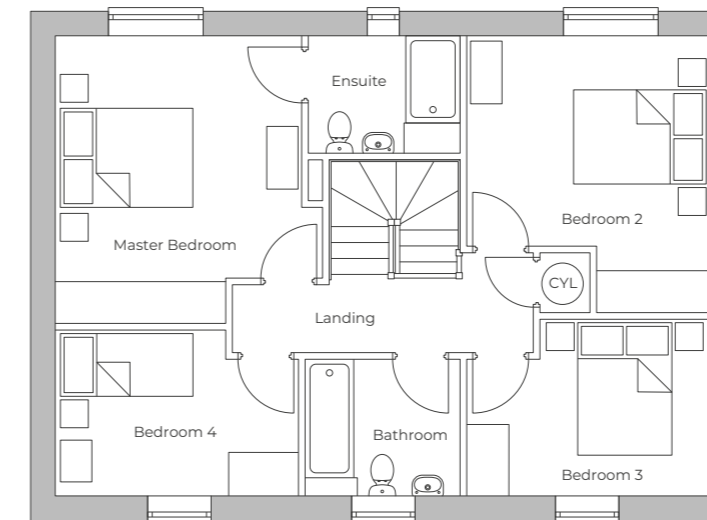
 1336 sqft

 4 bedrooms

 2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining	6.54m x 3.45m	21'6" x 11'4"
Lounge	6.54m x 3.42m	21'6" x 11'2"
Master Bedroom	4.10m x 3.51m (min)	13'5" x 11'6" (min)
Bedroom 2	3.94m (max) x 3.47m (max)	12'11" (max) x 11'4" (max)
Bedroom 3	3.47m (max) x 2.51m (max)	11'4" (max) x 8'3" (max)
Bedroom 4	3.45m (max) x 2.36m (max)	11'4" (max) x 7'7" (max)
<b>Plots 30, 32, 41(H), 42(H), 85(H), 131, 148</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

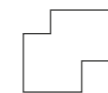
Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



## The Rempstone

This four-bedroom detached home features a spacious open-plan kitchen and dining room with useful utility area and WC. Downstairs, you can also find a separate front-facing lounge and integral garage.

On the first floor, there is the master bedroom with ensuite, three further double bedrooms, and family bathroom.



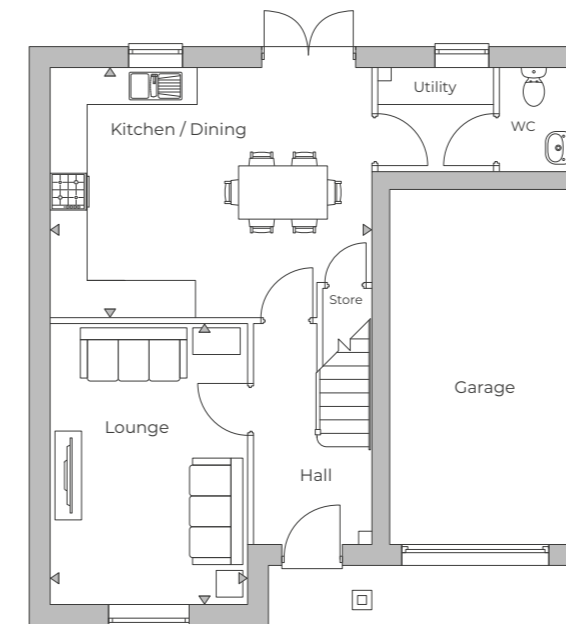
1365 sqft



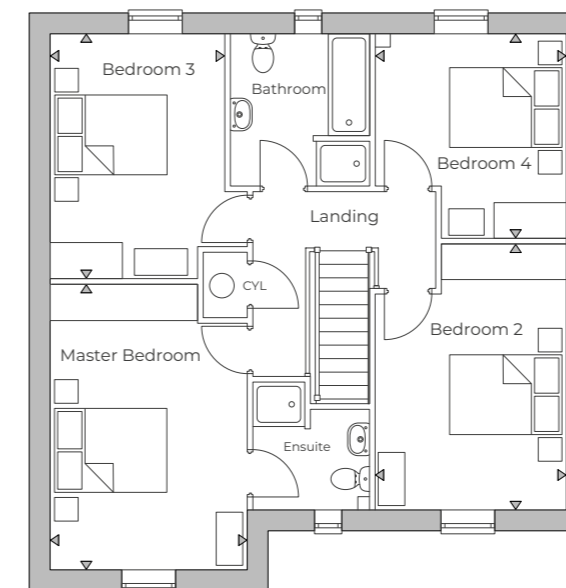
4 bedrooms



2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining Area	5.38m (max) x 4.17m	17'8" (max) x 13'8"
Lounge	3.29m x 4.70m	10'9" x 15'5"
Master Bedroom	3.28m (max) x 4.79 (max)	10'9" (max) x 15'9" (max)
Bedroom 2	3.21m (max) x 4.48 (max)	10'6" (max) x 14'8" (max)
Bedroom 3	2.92m (max) x 4.11m (max)	9'7" (max) x 13'6" (max)
Bedroom 4	3.21m (max) x 3.43m (max)	10'6" (max) x 11'3" (max)
<b>Plots 2(H), 21(H), 24(H), 63(H), 64, 66, 84, 126(H), 138, 142, 145(H), 146, 153, 156(H)</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.




# The Appleby

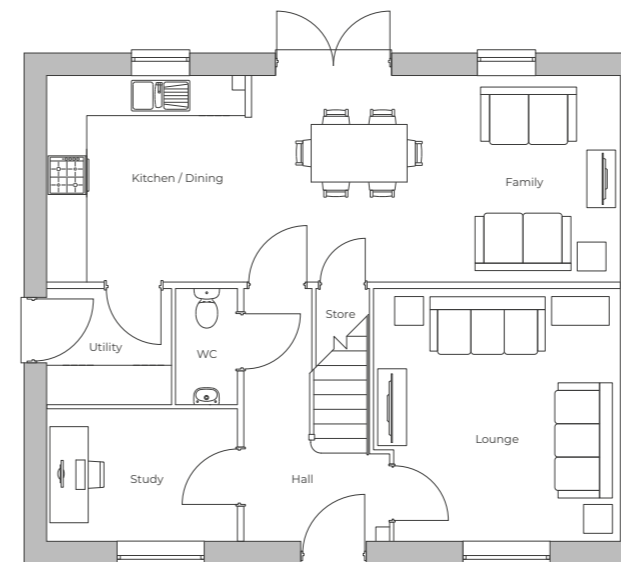
This double-fronted, four-bedroom detached home includes a vast open-plan kitchen, dining and family area, which runs across the full width of the property. A generous separate lounge and sizeable study are also found on the ground floor.

Upstairs, the master bedroom includes an ensuite, and you can also find a well-appointed family bathroom and a further three bedrooms.

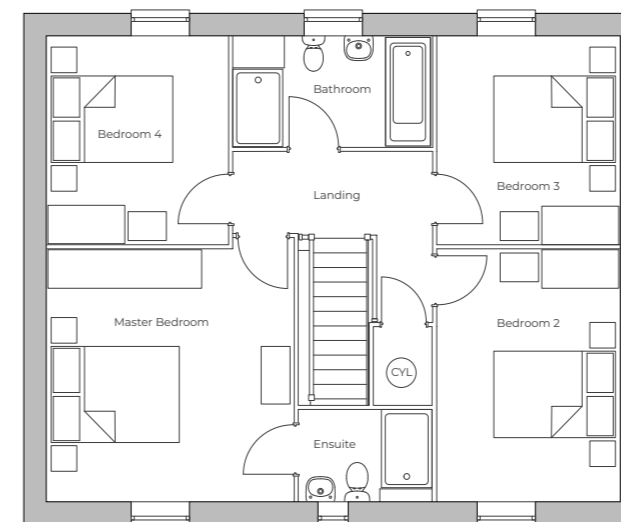
 1402 sqft

 4 bedrooms

 2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining / Family Area	8.91m x 3.17m	29'3" x 10'5"
Lounge	3.81m x 3.89m	12'6" x 12'9"
Study	2.93m x 2.03m	9'7" x 6'8"
Master Bedroom	3.83m x 3.91m	12'7" x 12'10"
Bedroom 2	2.82m x 3.90m	9'3" x 12'10"
Bedroom 3	2.82m x 3.21m	9'3" x 10'7"
Bedroom 4	2.80m x 3.22m	9'2" x 10'7"
<b>Plots 40(H), 43(H), 78(H), 135</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

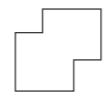
Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



# The Willesey

This four-bedroom detached home provides exceptional living space. The central hallway leads to a vast open-plan kitchen, dining and family area, which runs across the full width of the property and includes French doors that lead directly into the garden. A generous separate lounge can also be found on the ground floor.

On the first floor, the master bedroom includes an ensuite with a sizeable shower cubicle. The central landing also leads onto a well-appointed family bathroom complete with bath and separate shower. All of the further three bedrooms contain ample space for wardrobes and storage.



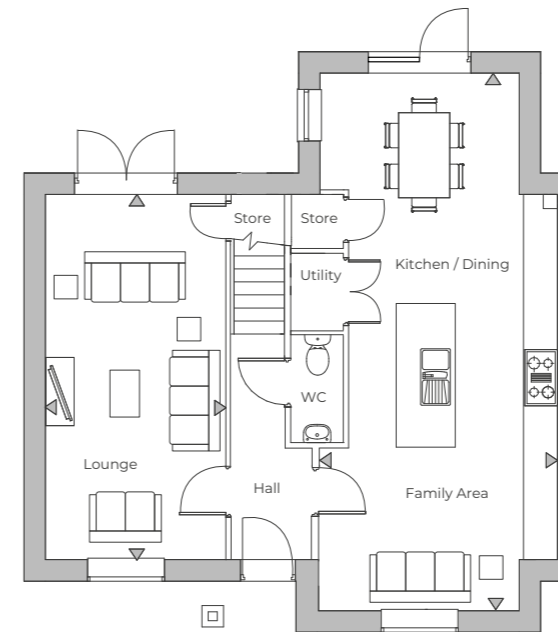
1499 sqft



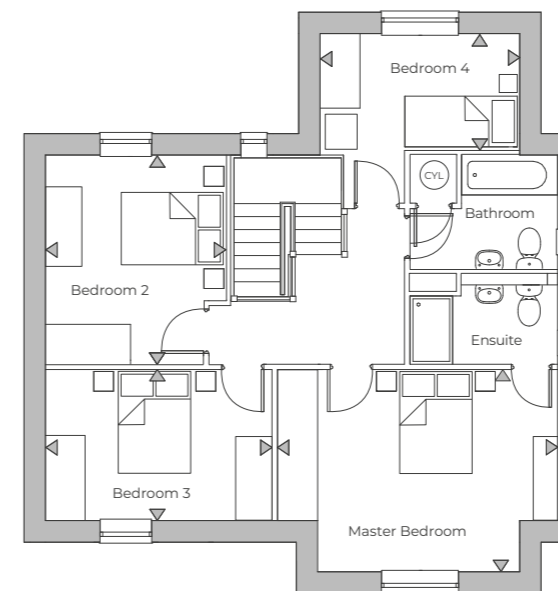
4 bedrooms



2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining / Family	4.18m (max) x 9.47m	13'9" (max) x 31'1"
Lounge	3.20m x 6.43m	10'6" x 21'1"
Master Bedroom	4.93m (max) x 3.56m (max)	16'2" (max) x 11'8" (max)
Bedroom 2	3.20m (max) x 3.68m	10'6" (max) x 12'1"
Bedroom 3	3.99m x 2.66m	13'1" x 8'9"
Bedroom 4	3.51m x 2.04m	11'6" x 6'8"
<b>Plots 4, 29, 57(H)</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

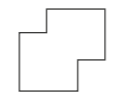
Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



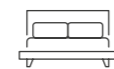
# The Ingleby

The Ingleby is an impressive four-bedroom home featuring a dedicated full-length lounge with French doors to the rear garden, an open-plan kitchen and dining space with a useful utility, and a separate front-facing room, which can be utilised as a study or additional dining room.

Upstairs, you will find a large master bedroom complete with ensuite as well as three more double bedrooms and large family bathroom. Bedroom two also benefits from its own ensuite.



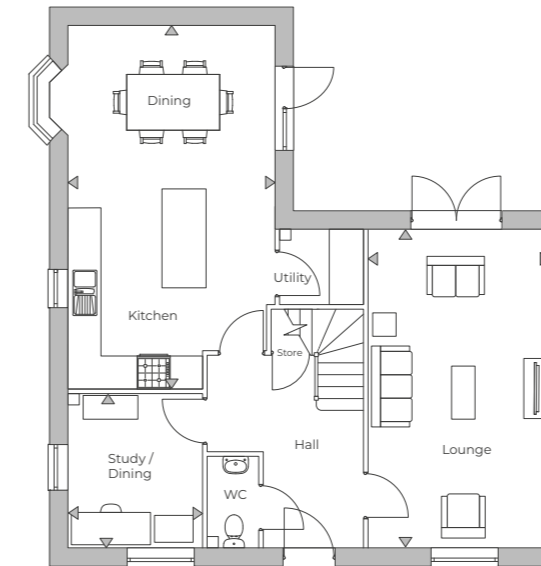
1578 sqft



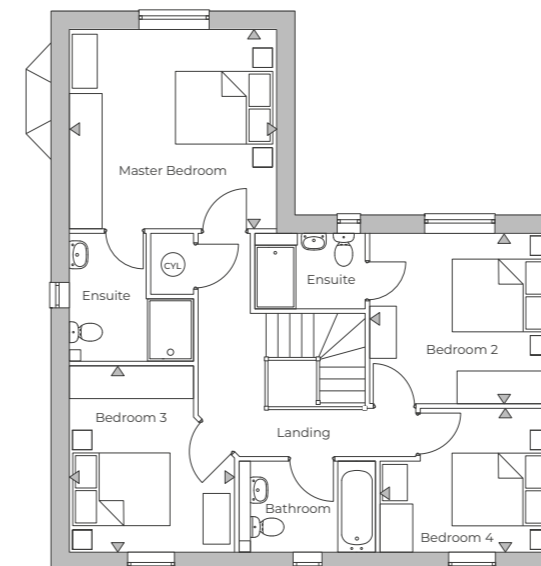
4 bedrooms



3 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining Area	3.96m (max) x 6.96m (max)	13' (max) x 22'10" (max)
Lounge	3.45m x 6.09m	11'4" x 20'
Dining Room / Study	2.92m x 2.53m	9'7" x 8'4"
Master Bedroom	3.96m x 3.83m	13' x 12'7"
Bedroom 2	3.50m x 3.28m	11'6" x 10'9"
Bedroom 3	3.14m (max) x 3.52m	10'4" (max) x 11'7"
Bedroom 4	3.29m (max) x 2.72m (max)	10'10" (max) x 8'11" (max)
<b>Plots 88(H), 124(H), 136(H), 152</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

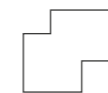
Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



# The Rearsby

A spacious four-bedroom detached family home with full-length lounge, stunning open-plan kitchen with central island, dining area and family space.

The first floor provides four spacious bedrooms and a large master bedroom, complete with ensuite. A generous family bathroom completes this idyllic home.



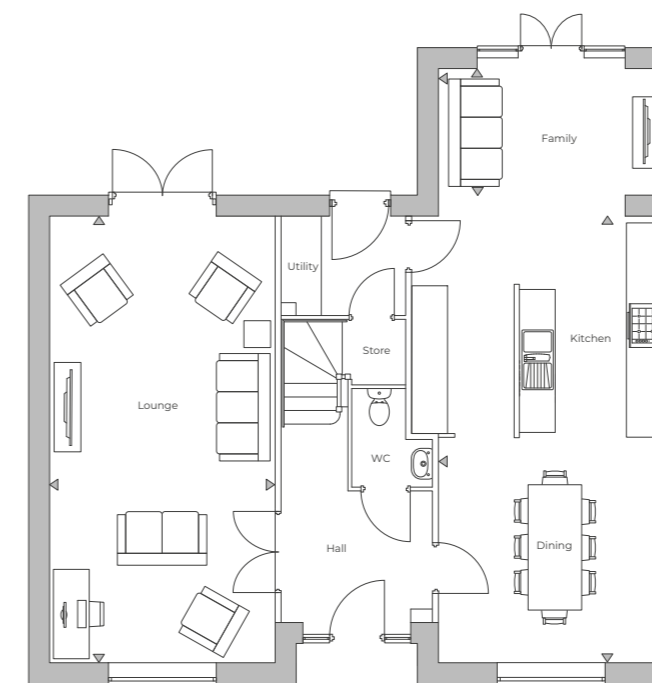
1725 sqft



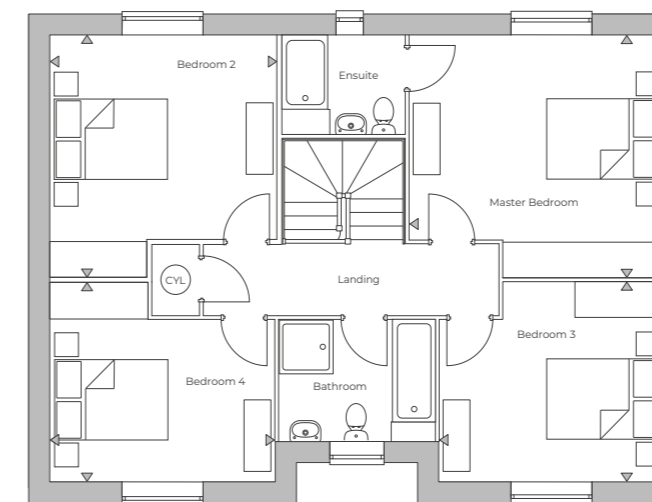
4 bedrooms



2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining Area	4.18m (max) x 7.44m	13'9" (max) x 24'5"
Family Area	3.73m x 2.07m	12'3" x 6'10"
Lounge	3.73m x 7.44m	12'3" x 24'5"
Master Bedroom	4.24m x 4.03m (max)	13'11" x 13'3" (max)
Bedroom 2	3.77m x 4.02m (max)	12'4" x 13'2" (max)
Bedroom 3	3.73m (max) x 3.31m	12'3" (max) x 10'11"
Bedroom 4	3.73m x 3.30m (max)	12'3" x 10'10" (max)

Plots 16(H), 18(H), 79(H)

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.




# The Shardlow

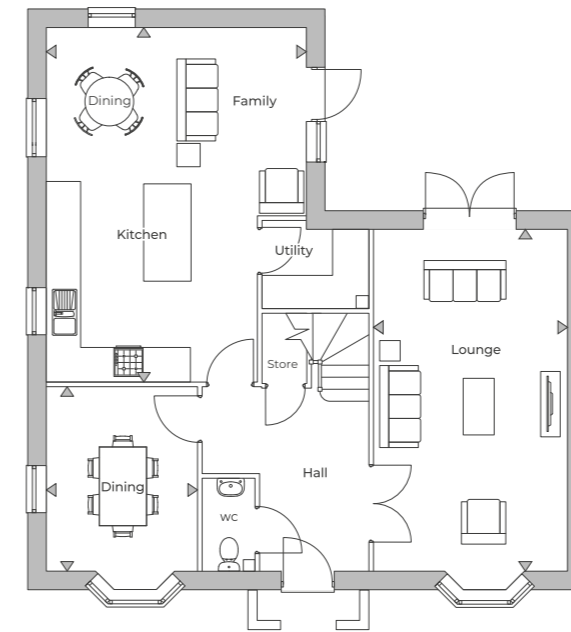
This exceptional double-fronted family home features five-bedrooms. The central hallway gives access to a full-length separate lounge with French doors leading to the garden. You'll also find a convenient downstairs cloakroom, a separate formal dining room, and a spacious open-plan kitchen, dining and family area which also has a separate utility.

Upstairs, you'll find a stunning master bedroom with large ensuite. Four further double bedrooms and a well-appointed family bathroom complete the generous accommodation.

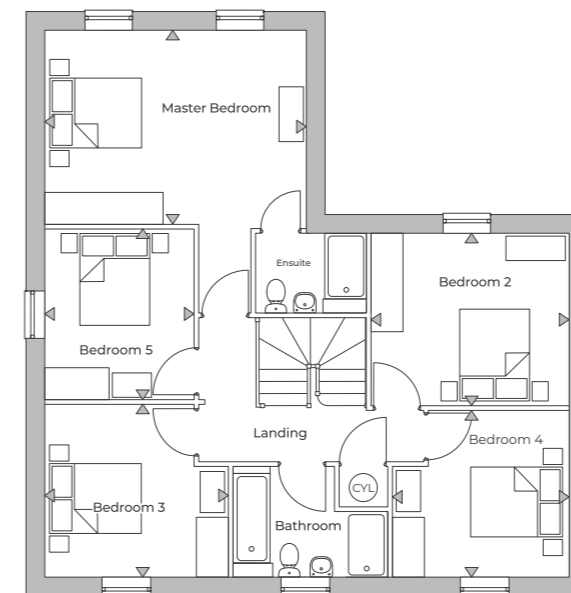
 1789 sqft

 5 bedrooms

 2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Family Area	4.86m (max) x 6.67m	15'11" (max) x 21'11"
Dining	2.82m x 3.44m	9'3" x 11'3"
Lounge	3.62m x 6.43m	11'11" x 21'11"
Master Bedroom	4.86m x 3.65m	15'11" x 12'0"
Bedroom 2	3.68m x 3.24m	12'1" x 10'8"
Bedroom 3	3.44m (max) x 3.18m	11'3" (max) x 10'5"
Bedroom 4	3.26m (max) x 3.09m	10'8" (max) x 10'2"
Bedroom 5	2.80m x 3.21m	9'2" x 10'6"
<b>Plots 1, 17, 19, 22, 27, 86</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.






# The Belvedere

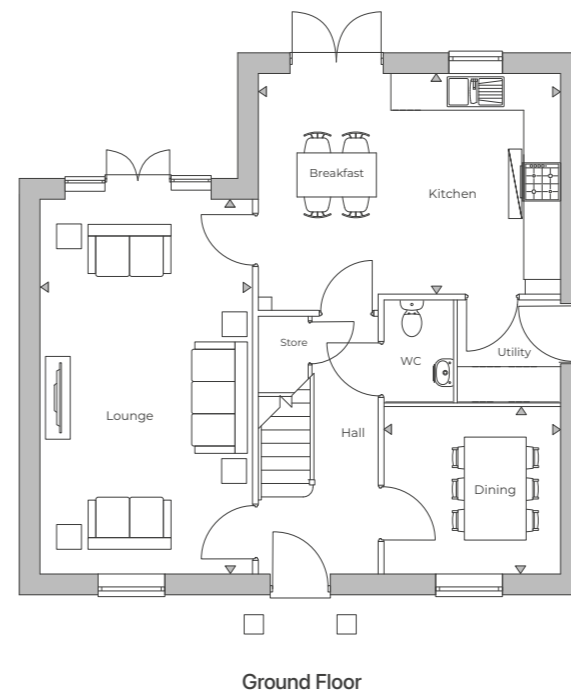
The Belvedere is an impressive three-storey, double-fronted, five-bedroom family home. The ground floor central hallway leads to a spacious lounge with French doors to the rear garden and the kitchen and dining area. You'll also find a separate dining room, handy storage area, and cloakroom.

From the large first floor landing, there's a well-appointed family bathroom and three double bedrooms all with ample space for wardrobes and storage. Continuing up to the second floor, you'll find two further full-length bedrooms. The stunning master bedroom is complete with its own ensuite and dressing area and bedroom two also has its own ensuite.

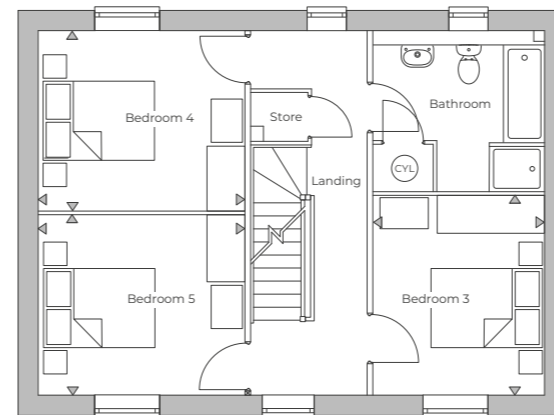
 1939 sqft

 5 bedrooms

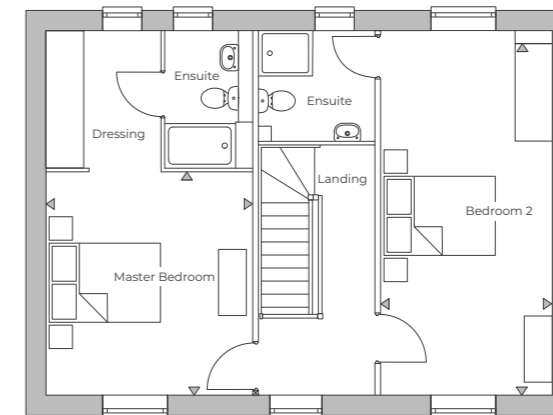
 3 bathrooms



Ground Floor



First Floor



Second Floor

Room	Measurements	
Kitchen	5.08m x 3.70m	16'8" x 12'2"
Lounge	6.32m x 3.56m	20'9" x 11'8"
Dining Room	2.95m x 2.80m	9'8" x 9'2"
Master Bedroom	3.56m x 3.86m	11'8" x 12'8"
Bedroom 2	2.95m x 6.09m	9'8" x 20'
Bedroom 3	2.95m x 3.45m	9'8" x 11'4"
Bedroom 4	3.56m x 3.11m	11'8" x 10'3"
Bedroom 5	3.56m x 3.11m	11'8" x 10'3"

Plots 82, 125(H), 147(H)

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.


Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



# The Denby

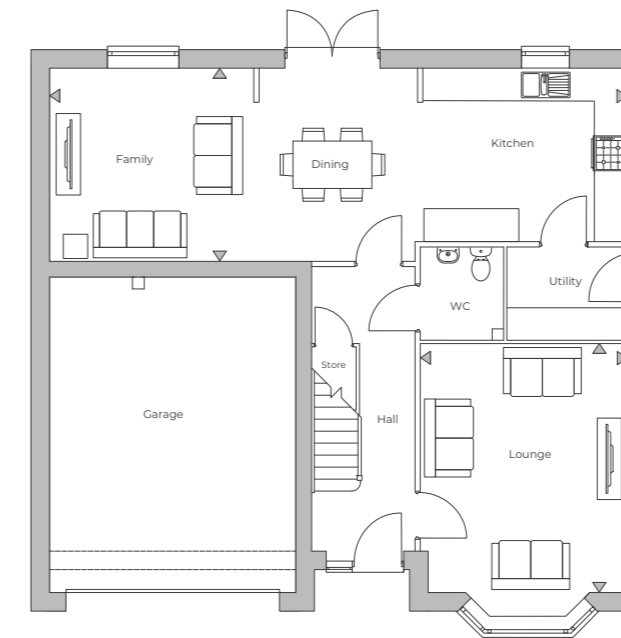
The Denby is a beautiful five-bedroom family home. This spacious home includes an open-plan kitchen, dining and family room which runs the full length of the property. This space also benefits from a dedicated utility room and WC. Downstairs a dedicated lounge with a bay window can be found, as well as a large integral garage.

Upstairs, this impressive home includes five good-sized bedrooms including a master bedroom with ensuite and dressing room. Bedroom two also benefits from an ensuite and the remaining bedrooms share a family bathroom.

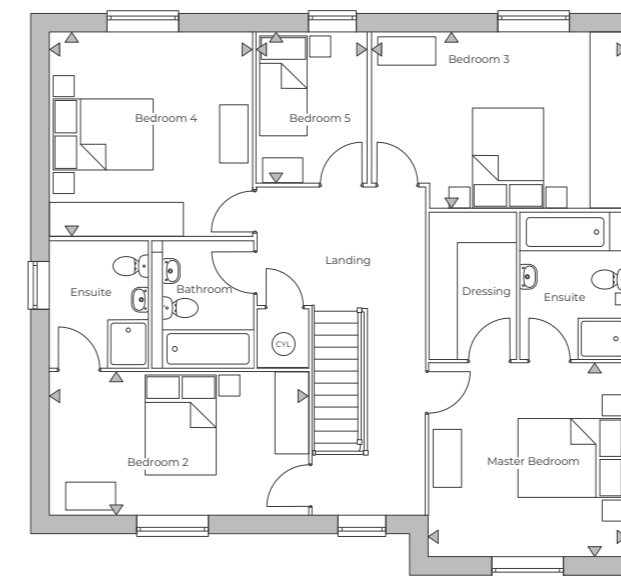
 1950 sqft

 5 bedrooms

 3 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining / Family Area	10.93m x 3.62m (max)	35'11" x 11'11" (max)
Lounge	3.85m x 4.69m	12'9" x 15'5"
Master Bedroom	3.73m x 3.62m	12'3" x 11'11"
Bedroom 2	4.89m x 2.68m	16'1" x 8'10"
Bedroom 3	4.82m (max) x 3.31m (max)	15'10" (max) x 10'10" (max)
Bedroom 4	3.82m x 3.82m	12'7" x 12'7"
Bedroom 5	2.08m x 2.83m	6'10" x 9'4"
<b>Plots 26, 83, 139, 143, 154, 155(H), 157(H)</b>		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.





# LILY STREET FARM



Lily Street Farm Way, Swanwick, Alfreton, Derbyshire DE55 1BH

**PEVERIL**  
HOMES TO BUILD A LIFE IN

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

Peveiril Homes, Beech Lawn, Green Lane, Belper, Derby DE56 1BY