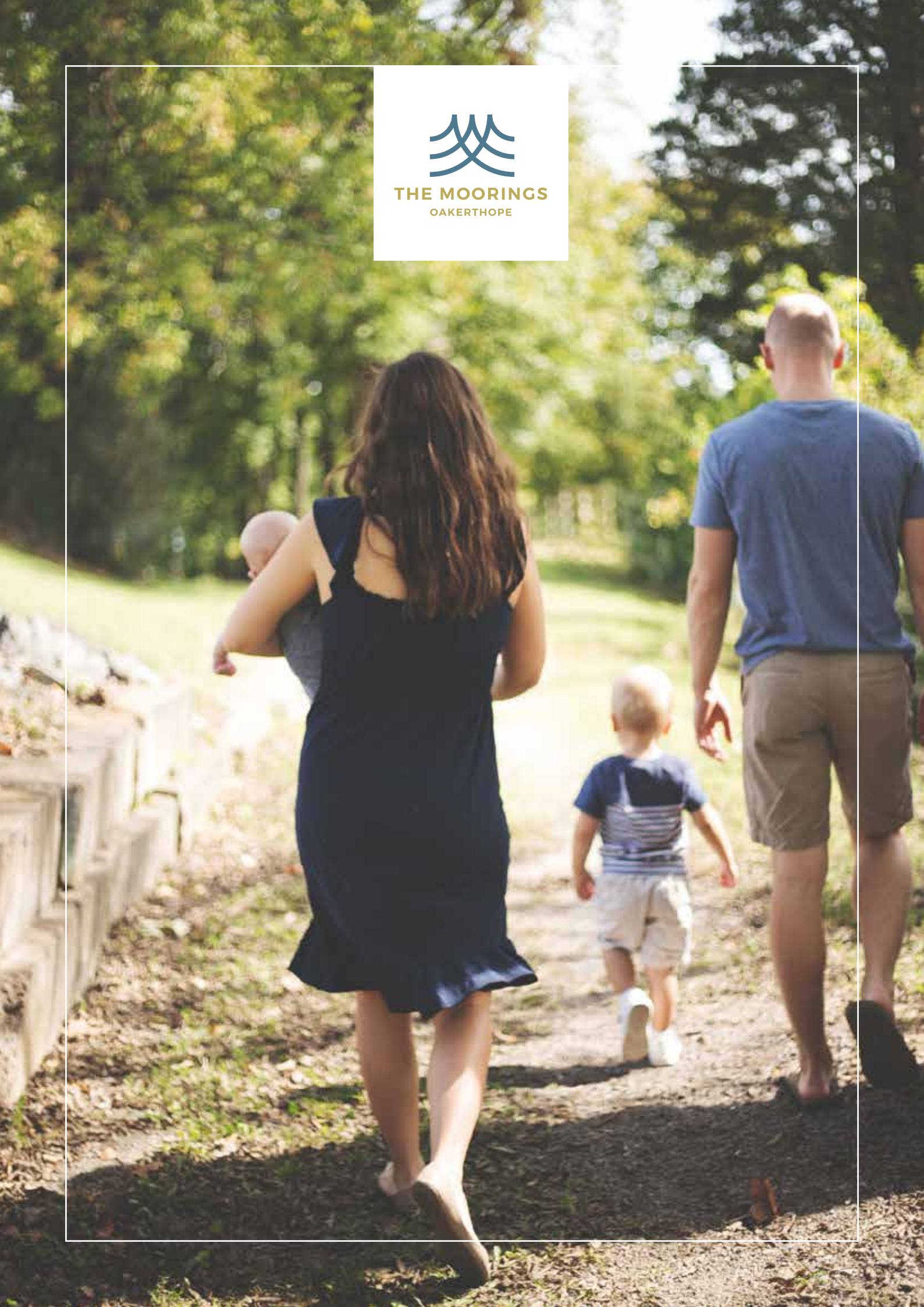




THE MOORINGS
OAKERTHOPE





EXCLUSIVE DEVELOPMENT OF
LUXURY 4 AND 5 BEDROOM
DETACHED HOMES OFFERING
SPACIOUS ACCOMMODATION
AND EXCEPTIONAL FINISH AND
SPECIFICATION THROUGHOUT.

This exclusive development sits in the grounds of the former Anchor Inn at Oakerthorpe and offers luxury 4 and 5 bedroom opulent homes. This tree lined development is just a short drive from Belper, Matlock Bath, Alfreton and Crich.

The open plan Kitchen / living accommodation offers bi-fold doors to extend the entertaining space outdoors and provide a light and airy living space, whilst the exceptional specification including Chrome sockets, Oak doors throughout and quality Kitchens and Bathrooms offer a perfect balance of Luxury and practicality.





OAKERTHOPE IS WELL
LOCATED CLOSE TO THE
A38, A61, A610 AND M1, WITH
LOCAL SUPERMARKETS,
PUBS, RESTAURANTS AND
TRANSPORT LINKS ALL WITHIN
AN EASY COMMUTE.





THE DOCK

PLOT 1 271.57 SQM + GARAGE

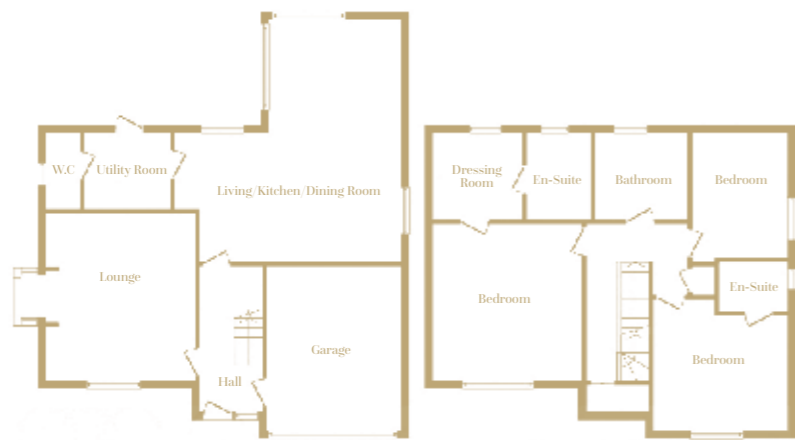
This spacious 4 bedroom detached 3 storey home with detached double garage offers an impressive layout with large hallway leading to Study, WC and Lounge and extensive open plan Living / Kitchen / Dining area with beautiful fitted Kitchen with breakfast bar, bi-fold doors to garden. The 3 en-suites, additional shower room and family bathroom offer facilities for all bedrooms.



THE WHARF

PLOT 2 – PLOT 2 270.25 SQM + GARAGE

This impressive 5 bedroom, 3 storey detached house offers an integrated double garage, 3 en-suites, family bathroom, additional shower room, dressing room to master, lounge and Impressive open plan Kitchen / Diner with island, utility, feature glass ceiling and bi-fold doors to extend the entertaining area out to the rear garden. g room to master, lounge and Impressive open plan Kitchen / Diner with island, utility, feature glass ceiling and bi-fold doors to extend the entertaining area out to the rear garden.



Ground Floor

First Floor



Second Floor

THE QUAY

PLOT 3 – 270.25 SQM + GARAGE

This beautiful 3 storey detached house offers 5 bedrooms, an impressive open plan Living, Kitchen, Diner with Utility, breakfast bar and bi-fold doors to rear garden. Additional lounge, integrated Garage, 3 en-suites, shower room and family bathroom with dressing room to master bedroom.



Ground Floor

First Floor



Second Floor

THE STARBOARD | THE SPAR | THE OAKUM

PLOT 4, 8 & 9 – 285.47 SQM + DOUBLE DETACHED GARAGE

Three story detached family home offering a practical layout. The focal point of the property is an impressive open plan living kitchen with a further lounge and utility room to the ground floor. The upper floor accommodation offers 5 bedrooms with dressing area to master, 3 en-suites, bathroom and shower room.

Plot 8 is handed



THE PORT

PLOT 5 - 298.86 + DOUBLE GARAGE

Stunning detached property with high quality fixtures and furnishings. The spacious accommodation spread over three floors includes an open plan breakfast living kitchen with centre island, spacious living room and study. The upper floor accommodation boasts a sizeable master bedroom well complemented by an en-suite and dressing room, 4 further bedrooms, one with en-suite along with bathroom and shower room.



THE KEEL

PLOT 6 - 309.4 + DOUBLE INTEGRAL GARAGE

Impressive detached home offering great space and flexible open plan accommodation ideal for the family. Features include a sizeable open plan kitchen dining area, study and snug, 5 bedrooms, 3 en-suites, bathroom and shower room.



THE HELM

PLOT 7 – 258.3 + INTEGRAL GARAGE

A thoughtfully designed family home. To the ground floor a hallway leads to an open plan kitchen diner that provides the wow factor along with study. The impressive master bedroom is well complemented by a sizeable dressing room and en-suite accessed off each other. There are 3 further bedrooms with an additional en-suite and shower room.



THE BOW

PLOT 10 – 260.76 + GARAGE

Offering spacious open plan this a home of quality, The ground floor accommodation flows superbly with the open plan kitchen dining coming to the large living area. There are 5 bedrooms in total with dressing area to master, 2 en-suites, bathroom and shower room.



THE BAY

PLOT 11 – 285.47 +DETACHED DOUBLE GARAGE

This superb 3 story double fronted family home offers great style and character. Offering accommodation of the highest of standards the appealing layout includes living room, open plan kitchen diner, dining room and study, 5 bedrooms, 2 en-suites, bathroom and shower room.



THE DANFORTH

PLOT 12 – 276.24 + DETACHED SINGLE GARAGE

Spacious 5 bedroom, 3 storey detached home with Open plan Kitchen, Living, Dining room with utility and bi-fold doors to rear garden. Additional study / Dining room and snug. Master bedroom with Dressing area and en-suite, a further 4 bedrooms, en-suite to second bedroom, family bathroom and shower room.



THE KEDGE

PLOT 13 – 276.24 + DETACHED SINGLE GARAGE

Spacious 5 bedroom, 3 storey detached home with Open plan Kitchen, Living, Dining room with utility and bi-fold doors to rear garden. Additional study / Dining room and snug. Master bedroom with Dressing area and en-suite, a further 4 bedrooms, en-suite to second bedroom, family bathroom and shower room.



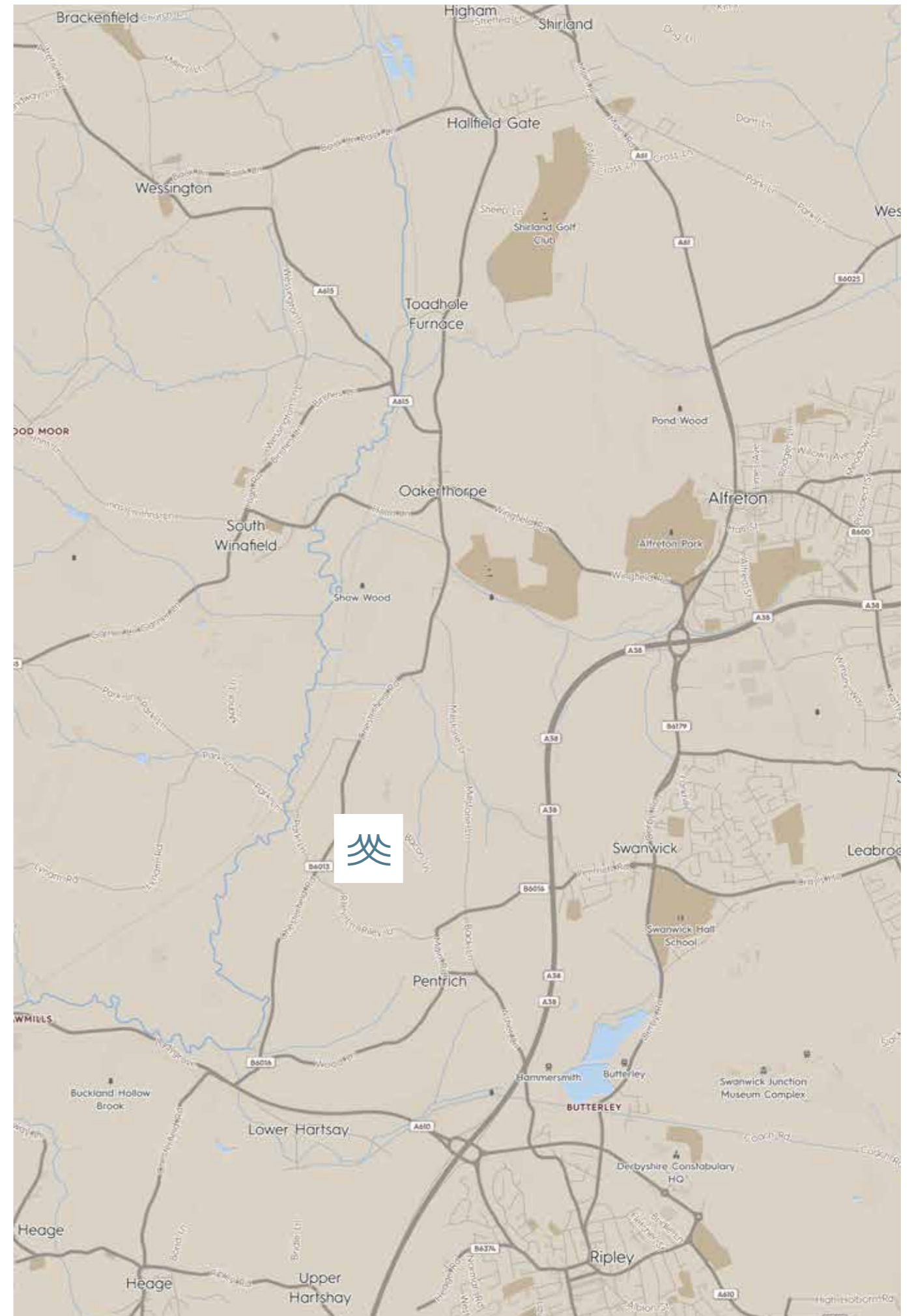
THE GRAPNEL

PLOT 14 – 276.24 + DETACHED SINGLE GARAGE

Well positioned impressive home with Open plan Living, Kitchen, Dining room with utility and bi-fold doors to rear garden. 5 bedrooms with 2 en-suites and 2 family bathrooms.

SPECIFICATION

- Kitchens wall and base units with Premium laminate, Earthstone or Granite work surface and upstand (upgrade option cost will apply)
- Stainless steel sink with mixer tap over
- Double oven with 5 ring hob and extractor hood over
- Dishwasher integrated
- Bi-fold doors to rear of property
- Modern white bathroom suites with bath with shower over, WC and Vanity unit
- En-suites fitted with WC, Vanity unit and one and half shower tray with glass enclose and tiled wall with shower
- Choice of luxury flooring to wet areas (time of purchase dependent)
- Choice of luxury carpet with underlay to bedrooms, lounge and study areas
- Oak internal doors with brushed chrome handles
- Built in wardrobes to dressing room areas (optional extra, cost may apply)
- Chrome sockets and light switches
- Downlights to Kitchen, Bathrooms and En-suites
- Porcelain tiling to walls in bathrooms and En-suites
- Electric Garage doors
- Power and Light to Garage
- Outside tap to rear of property
- Outside electricity supply
- Turfed enclosed rear gardens





THE MOORINGS
OAKERTHOPE



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*All of the layouts and dimensions, are subject to change and do not form part of the contract. Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this, and the developer reserves the right to make these changes as and when required throughout the build stages of these properties.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

