

# Pleasley View

Shirebrook



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# Pleasley View Shirebrook

A collection of 2, 3 & 4 bedroom homes located in the historic county of Derbyshire.

Situated on the edge of the town of Shirebrook, surrounded by green open space, our range of energy-efficient new homes are designed for modern family living.

In an area steeped in history, waiting to be explored is close-by Bolsover Castle and Hardwick Hall. For family days out, Sherwood Forest and Clumber Park National Trust offer a wide range of activities, plus The Peak District can be reached in under 40 minutes for all outdoor pursuits.

The town of Shirebrook itself still offers a traditional weekly market in the square as well as a great selection of amenities with a choice of supermarkets, post offices, pubs, pharmacies and eateries. Parents will also be pleased to find schools suitable for all ages.

Conveniently located, Pleasley View is accessible by both road and rail making it a great place to put down roots. Shirebrook train station is a mere 5-minute drive from the development offering regular services to Nottingham, Worksop and Mansfield. By road, the M1 is close-by for travel further afield.

**Pleasley View**

Shirebrook NG20 8FY | 01623 306 796

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# Development layout



## 4 bedroom home

- The Mylne
- The Goodridge
- The Aslin
- The Burnet

## 3 bedroom home

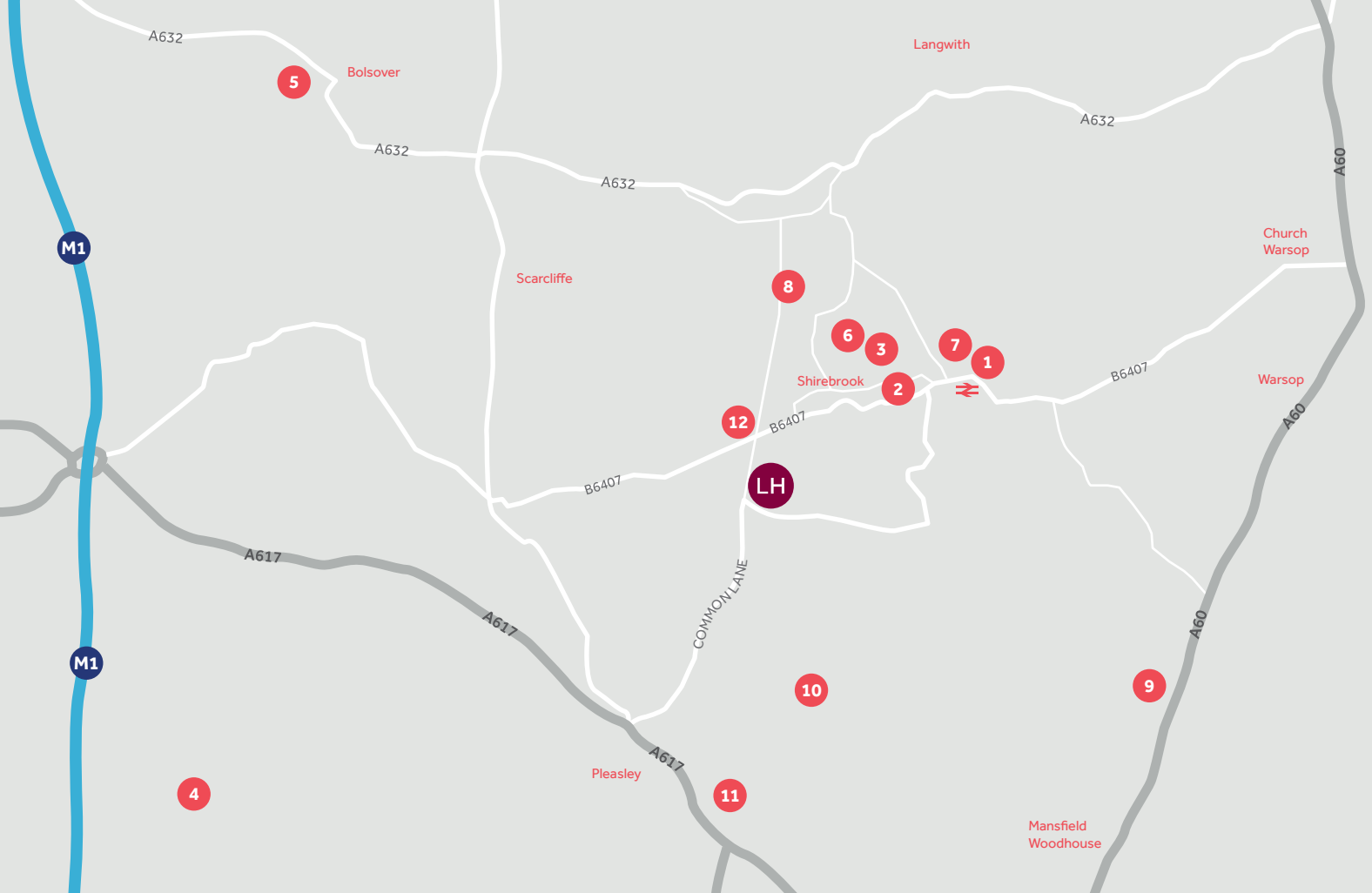
- The Brook
- The Emmett
- The Eveleigh
- The Mountford
- The Vale
- The Wyatt
- The Wyatt II
- The Robin
- The Coatham

## 2 bedroom home

- The Harcourt
- The Harcourt II
- The Atkins

- Affordable homes

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



## Around the local neighbourhood

- |                                   |                                    |   |
|-----------------------------------|------------------------------------|---|
| <b>1</b> Shirebrook Train station | <b>5</b> Bolsover Castle           | <b>9</b> Mansfield Woodhouse Golf Club          |
| <b>2</b> Shirebrook Market        | <b>6</b> Shirebrook Leisure Centre | <b>10</b> Pleasley Vale Outdoor Activity Centre |
| <b>3</b> Aldi Supermarket         | <b>7</b> Willow Tree Family Farm   | <b>11</b> Radford & Hymas Academy               |
| <b>4</b> Hardwick Hall            | <b>8</b> Shirebrook Academy        | <b>12</b> Old Orchard Nursery Garden Centre     |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).



## The Harcourt 2 bedroom home

Pleasley View

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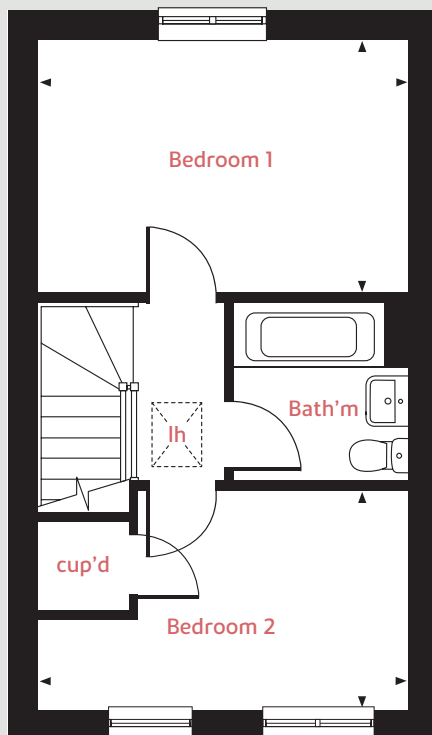
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# The Harcourt

2 bedroom home

## First Floor



### Ground floor

#### Living room

4.08m x 2.75m 13'4" x 9'0"

#### Kitchen / dining area

4.56m x 2.00m 14'11" x 6'7"

### First floor

#### Bedroom 1

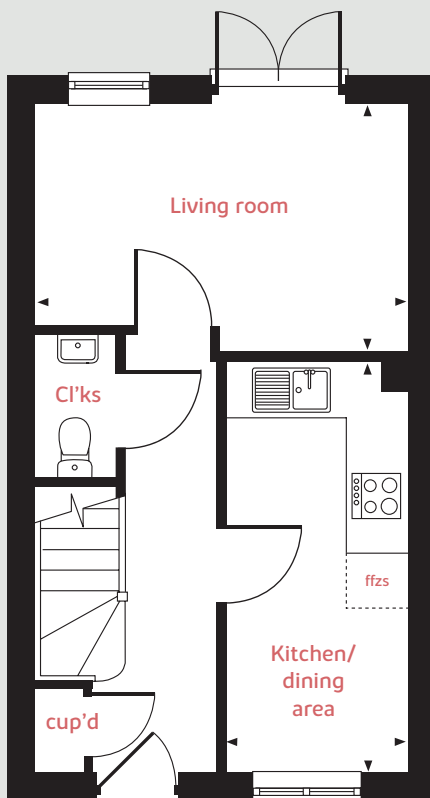
4.08m x 2.84m 13'4" x 9'4"

#### Bedroom 2

4.08m x 2.41m 13'4" x 7'11"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

## Ground Floor



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## The Harcourt II 2 bedroom home

Pleasley View

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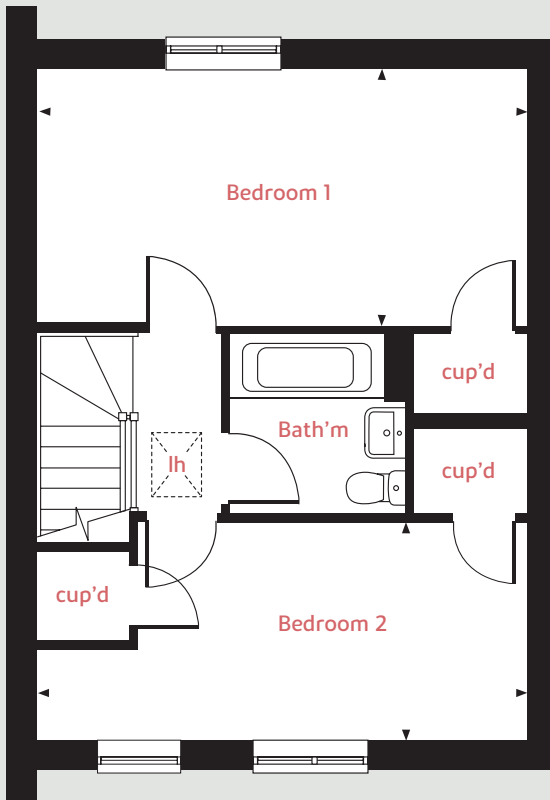
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# The Harcourt II

2 bedroom home

## First Floor



### Ground floor

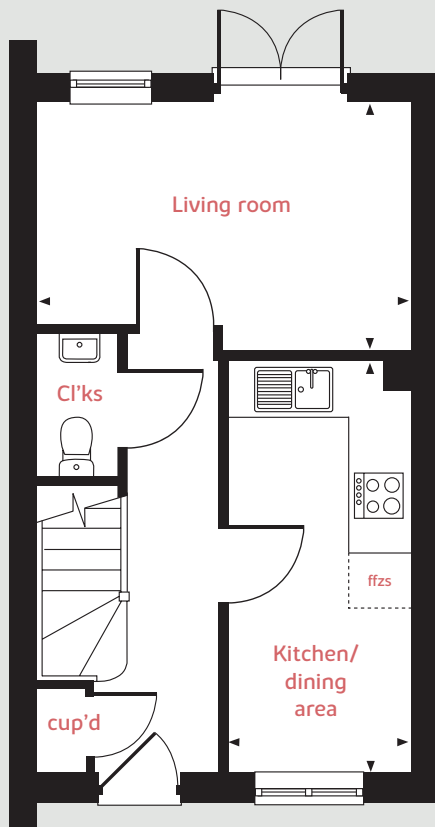
Living room	4.08m x 2.73m	13'4" x 8'11"
Kitchen / dining area	4.56m x 2.00m	14'11" x 6'7"

### First floor

Bedroom 1	5.43m x 2.82m	17'9" x 9'3"
Bedroom 2	5.43m x 2.40m	17'9" x 7'10"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

## Ground Floor



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## The Atkins 2 bedroom home

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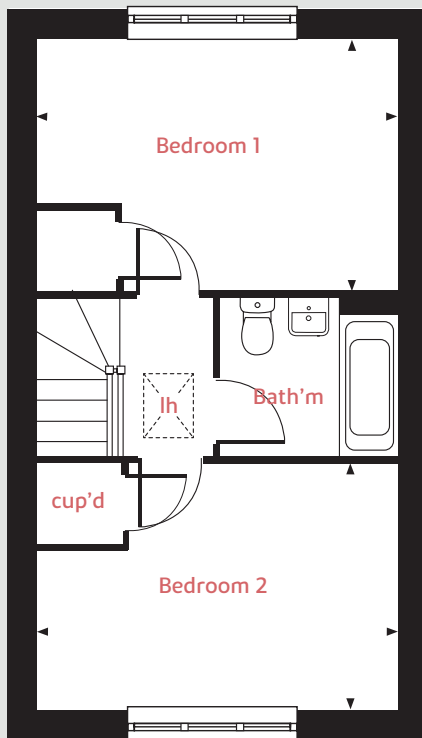
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# The Atkins

2 bedroom home

## First Floor



### Ground floor

#### Living room

4.37m x 2.71m 14'4" x 8'10"

#### Kitchen / dining room

5.30m x 2.23m 17'4" x 7'3"

### First Floor

#### Bedroom 1

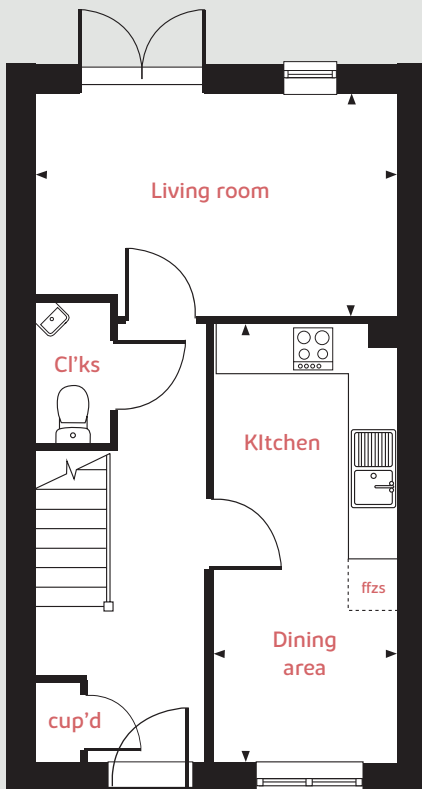
4.37m x 3.04 14'4" x 9'11"

#### Bedroom 2

3.25m x 2.99m 10'7" x 9'9"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

## Ground Floor



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## The Wyatt II 3 bedroom home

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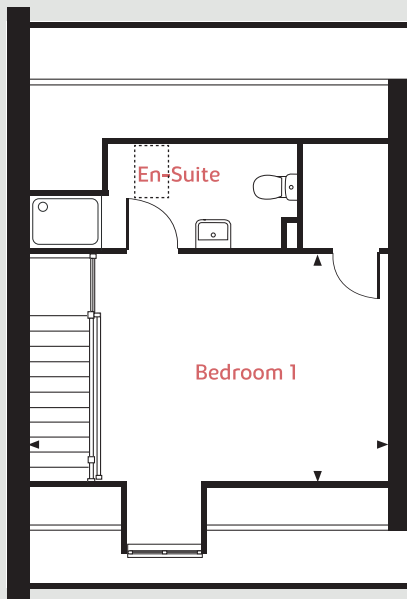
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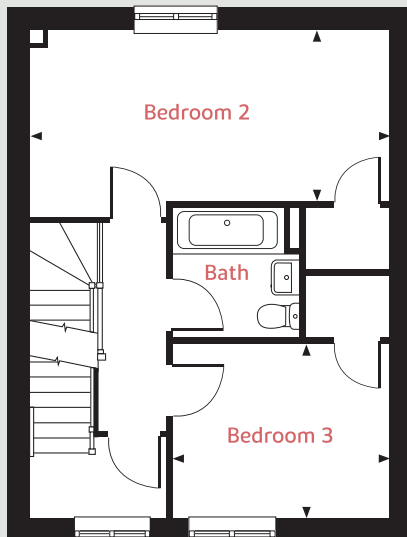
# The Wyatt II

3 bedroom home

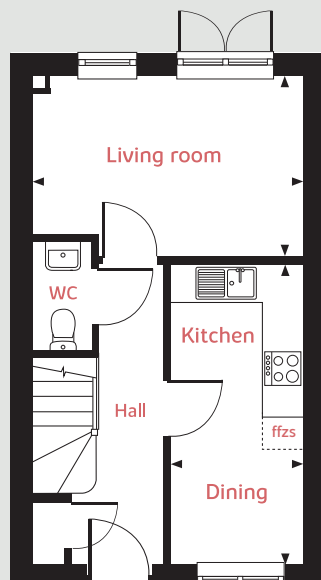
## Second floor



## First floor



## Ground floor



### Ground floor

Kitchen / dining area  
4.56m x 2.01m 15'0" x 6'7"

Living room  
4.08m x 2.75m 13'4" x 9'0"

### First floor

Bedroom 2  
5.43m x 2.61m 17'9" x 8'6"

Bedroom 3  
3.29m x 2.69m 10'9" x 8'9"

### Second floor

Bedroom 1  
4.48m x 3.46m 14'8" x 11'4"

ffzs fridge freezer space ◀ ▶ measuring points

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## The Emmett 3 bedroom home

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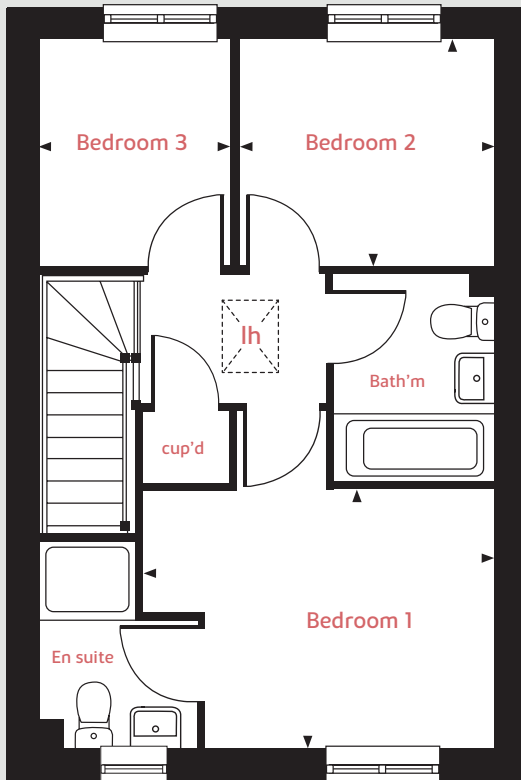
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# The Emmett

3 bedroom home

## First Floor



### Ground floor

#### Kitchen / dining room

4.75m x 2.96m      15' 7" x 9' 8"

#### Living room

4.34m x 3.77m      14' 2" x 12' 4"

### First Floor

#### Bedroom 1

3.67m x 2.68m      12' 0" x 8' 9"

#### Bedroom 2

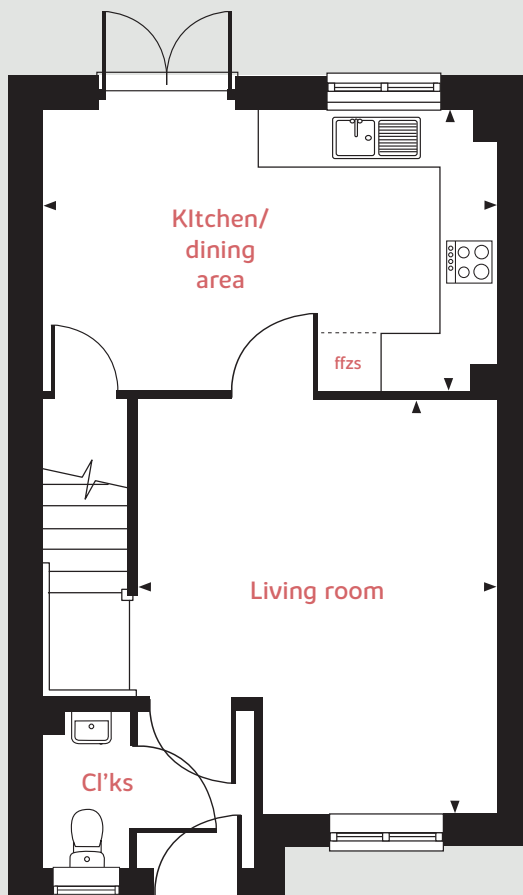
2.67m x 2.35m      8' 9" x 7' 8"

#### Bedroom 3

2.35m x 1.99m      7' 8" x 6' 6"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

## Ground Floor



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## The Eveleigh 3 bedroom home

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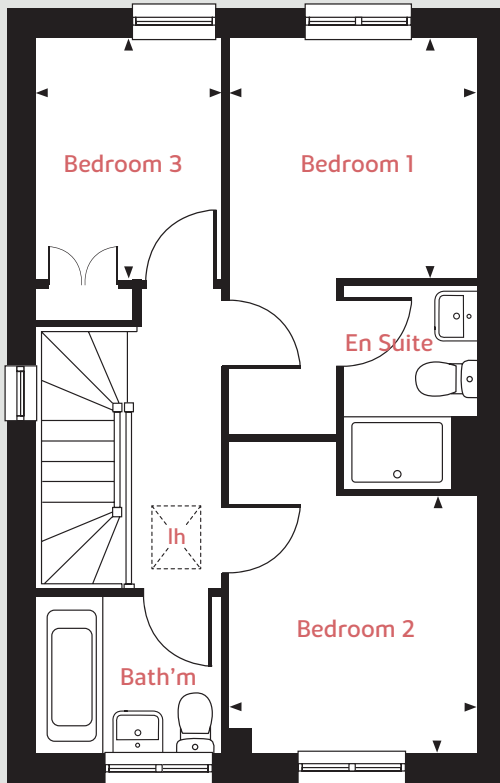
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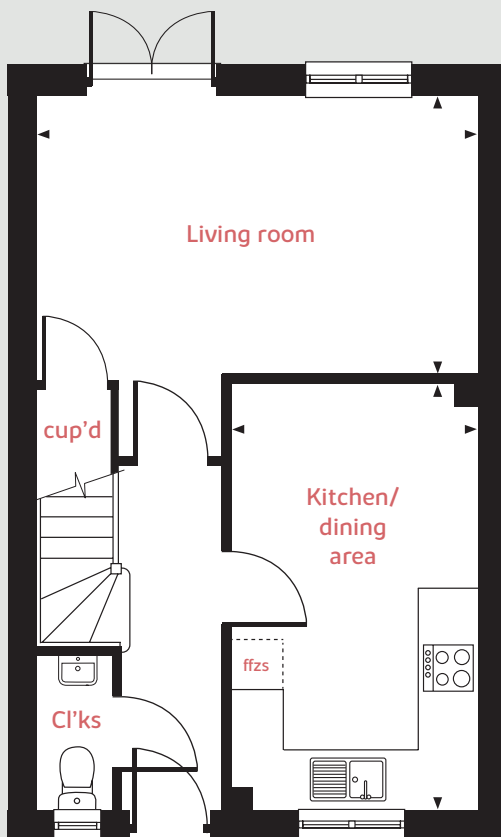
# The Eveleigh

3 bedroom home

First Floor



Ground Floor



## Ground floor

### Living room

4.98m x 3.20m 16'4" x 10'6"

### Kitchen / dining area

4.78m x 2.80m 15'8" x 9'2"

## First Floor

### Bedroom 1

2.78m x 2.72m 9'1" x 8'11"

### Bedroom 2

2.90m x 2.78m 9'6" x 9'1"

### Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

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## The Mountford 3 bedroom home

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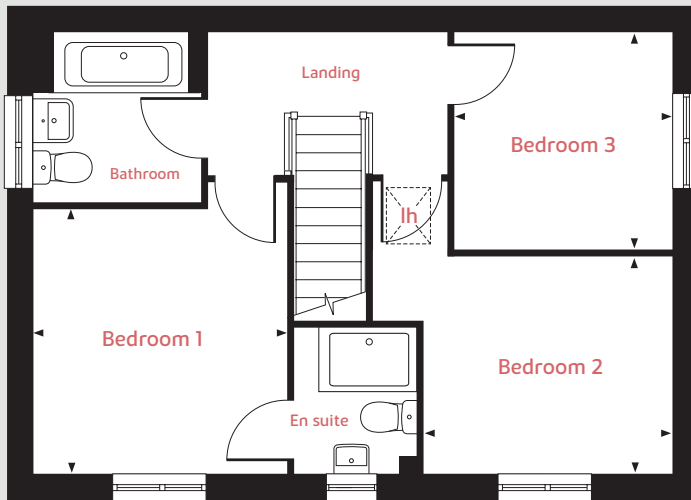
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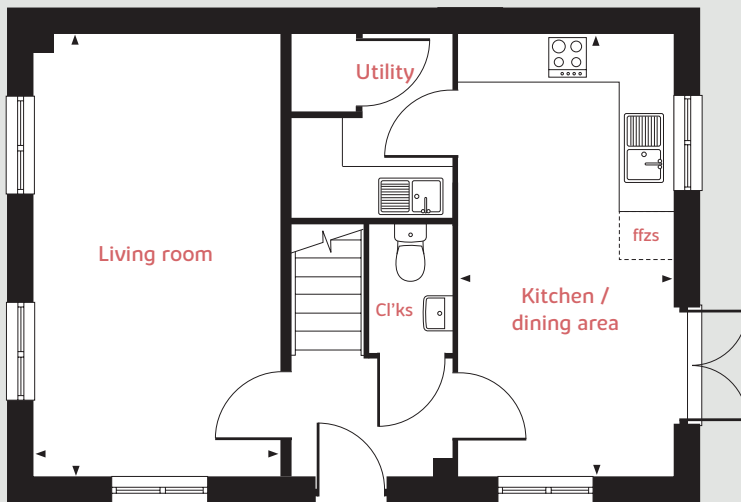
# The Mountford

3 bedroom home

## First Floor



## Ground Floor



### Ground floor

Living room  
5.59m x 3.11m 18'4" x 10'2"

Kitchen/dining area  
5.59m x 2.70m 18'4" x 8'10"

### First Floor

Bedroom 1  
3.36m x 3.19m 11'0" x 10'5"

Bedroom 2  
3.15m x 2.75m 10'4" x 9'0"

Bedroom 3  
2.76m x 2.76m 9'0" x 9'0"

lh loft hatch    ◀ ▶ measuring points  
ffzs fridge freezer space

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## The Vale 3 bedroom home

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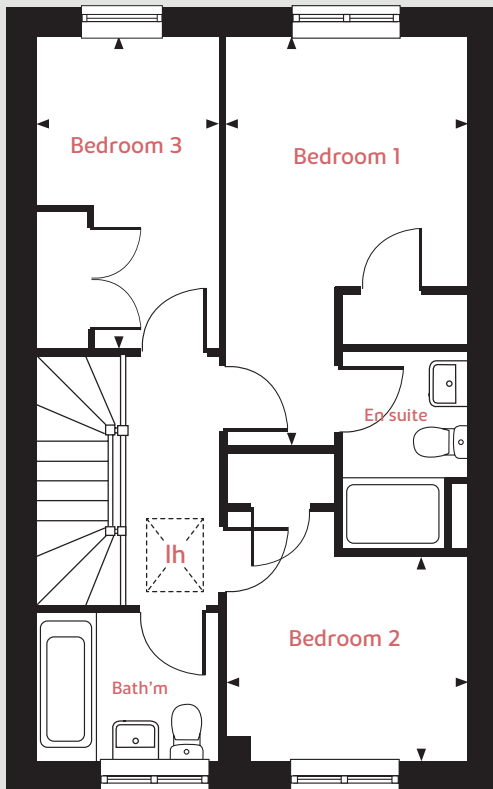
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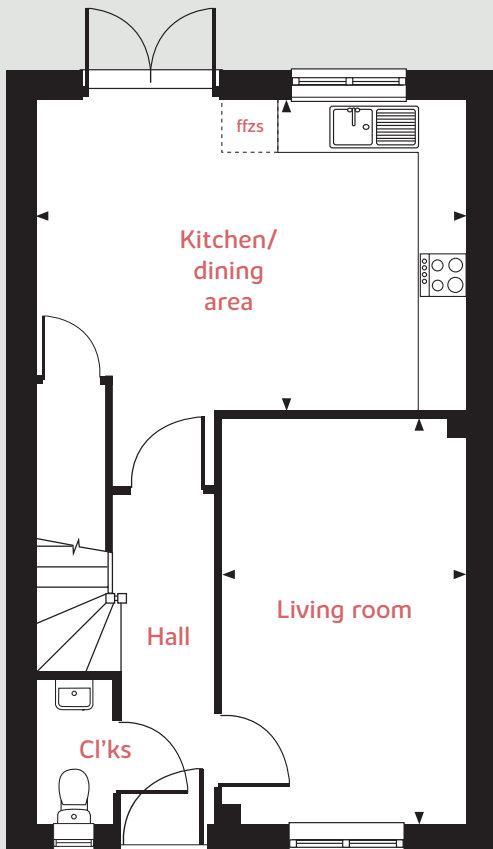
# The Vale

3 bedroom home

## First Floor



## Ground Floor



### Ground floor

#### Living room

4.77m x 2.90m 15'7" x 9'6"

#### Kitchen / dining area

5.09m x 3.64m 16'8" x 11'11"

### First Floor

#### Bedroom 1

4.83m x 2.85m 15'10" x 9'4"

#### Bedroom 2

2.85m x 2.37m 9'4" x 7'9"

#### Bedroom 3

3.69m x 2.15m 12'1" x 7'0"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

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## The Wyatt 3 bedroom home

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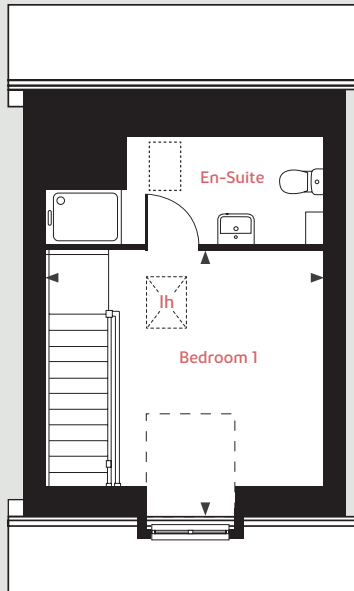
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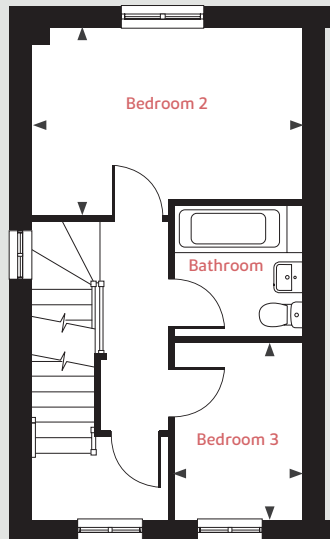
# The Wyatt

## 3 bedroom home

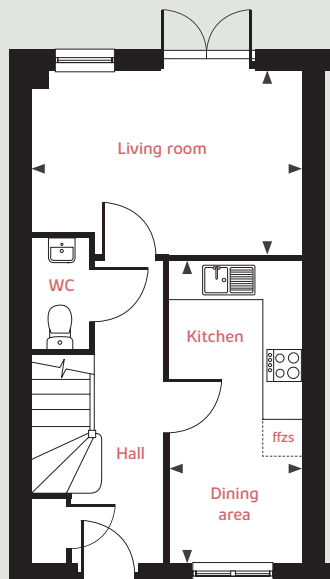
### Second Floor



### First Floor



### Ground Floor



#### Ground floor

Living room	4.08m x 2.75m	13'4" x 9'0"
Kitchen/dining area	4.56m x 2.01m	15'0" x 6'7"

#### First Floor

Bedroom 2	4.08m x 2.84m	13'4" x 9'4"
Bedroom 3	2.41m x 1.93m	7'11" x 6'4"

#### Second Floor

Bedroom 1	3.42m x 3.02m	11'3" x 9'11"
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lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

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## The Coatham 3 bedroom home

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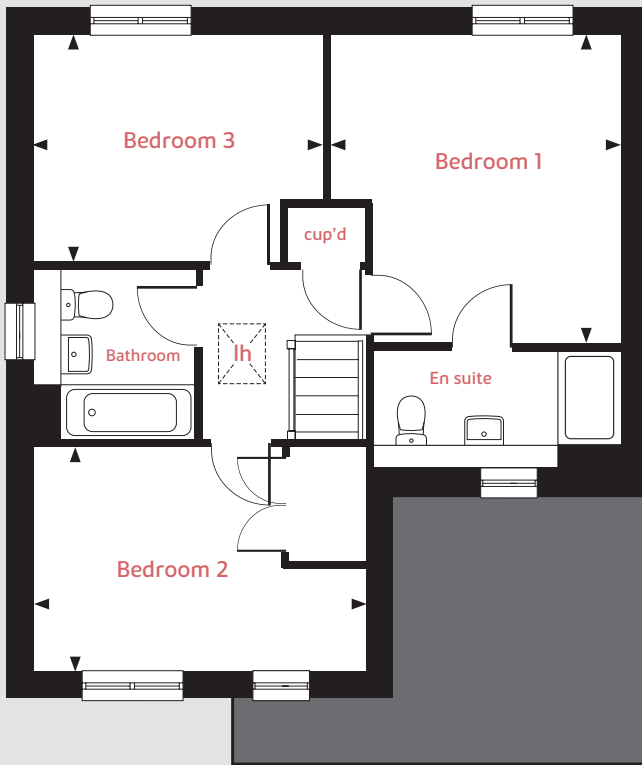
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# The Coatham

3 bedroom home

## First Floor



### Ground floor

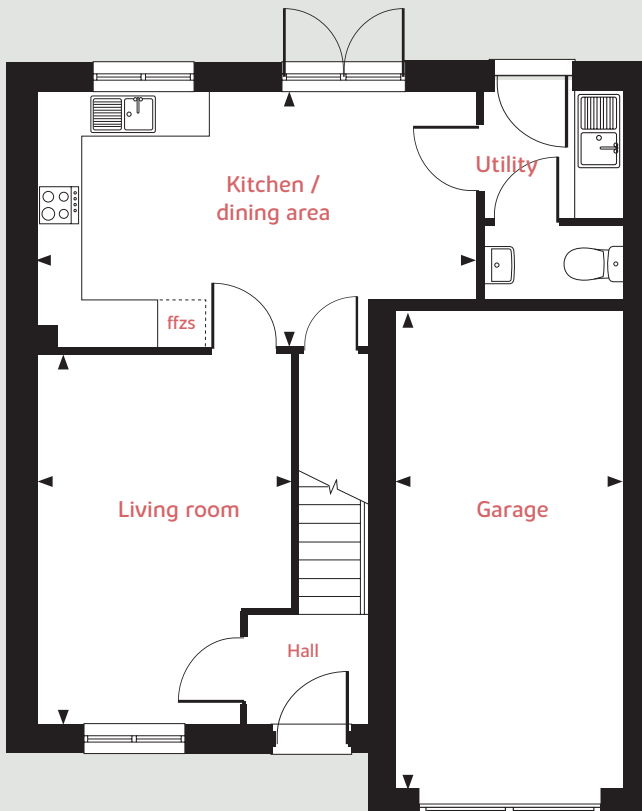
Living room	4.77m x 3.30m	15'7" x 10'9"
Kitchen / dining area	5.68 x 3.30m	18'7" x 10'9"

### First Floor

Bedroom 1	3.97m x 3.72m	13'0" x 12'2"
Bedroom 2	4.28m x 2.88	14'0" x 9'5"
Bedroom 3	3.76m x 2.94m	12'4" x 9'7"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

## Ground Floor



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## The Brook 3 bedroom home

**Pleasley View**

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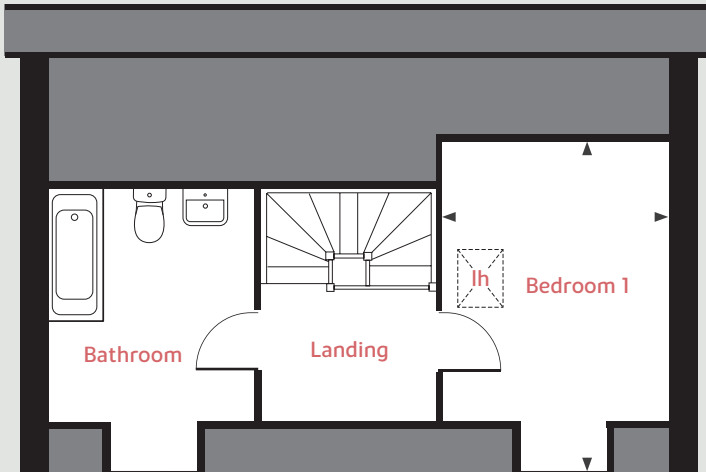
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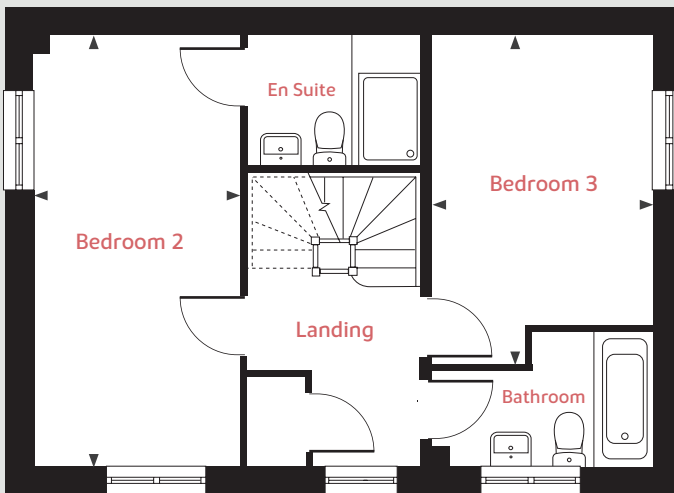
# The Brook

3 bedroom home

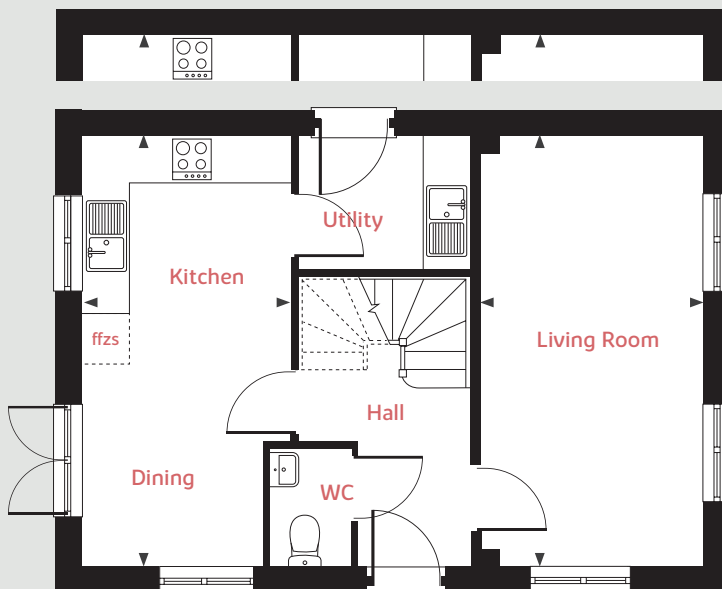
## Second Floor



## First Floor



## Ground Floor



### Ground Floor

Kitchen/dining

5.64m x 2.74m

18'6" x 8'11"

Living

5.64m x 2.98m

18'6" x 9'9"

### First Floor

Bedroom 2

5.64m x 2.72m

18'6" x 8'11"

Bedroom 3

3.87m x 2.98m

12'8" x 9'9"

### Second Floor

Bedroom 1

3.63m x 2.96m

11'10" x 9'8"

lh loft hatch    ◀ ▶    measuring points  
ffzs fridge freezer space

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## The Robin 3 bedroom home

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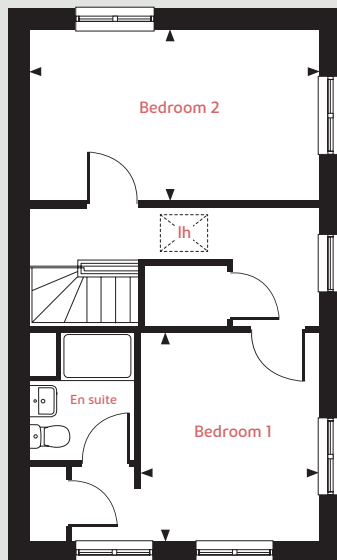
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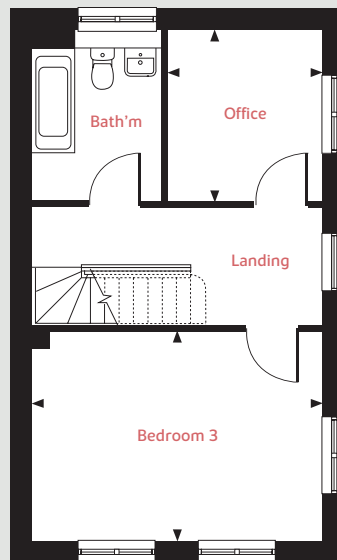
# The Robin

## 3 bedroom home

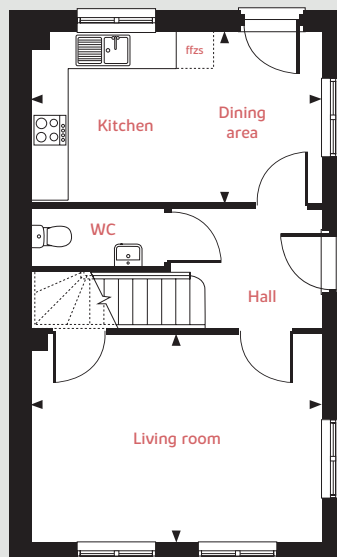
### Second Floor



### First Floor



### Ground Floor



#### Ground Floor

Kitchen/dining

2.83m x 4.79m

9'3" x 15'8"

Living room

3.45m x 4.79m

11'3" x 15'8"

#### First Floor

Bedroom 3

3.45m x 4.79m

11'3" x 15'8"

Office

2.84m x 2.70m

9'3" x 8'10"

#### Second Floor

Bedroom 1

3.45m x 4.00m

11'3" x 13'1"

Bedroom 2

2.83m x 4.79m

9'3" x 15'8"

lh loft hatch    ◀ ▶    measuring points  
ffzs fridge freezer space

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# Linden HOMES



## The Aslin 4 bedroom home

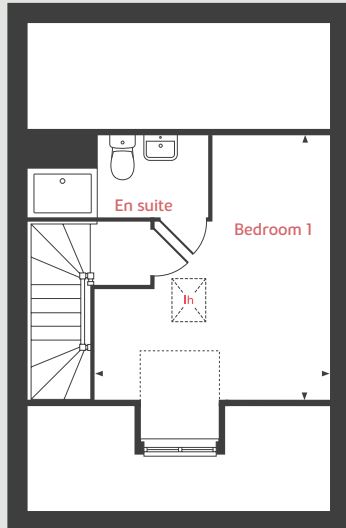
**Pleasley View**

Shirebrook, NG20 8FY | **01623 306 796**

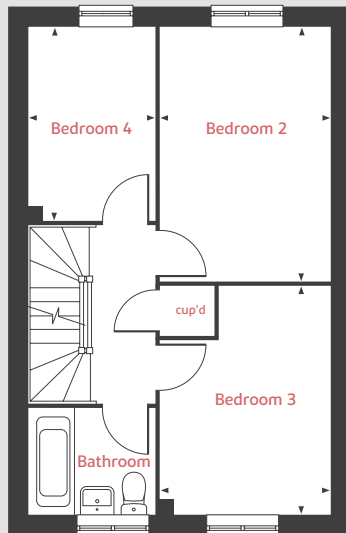
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HOMES

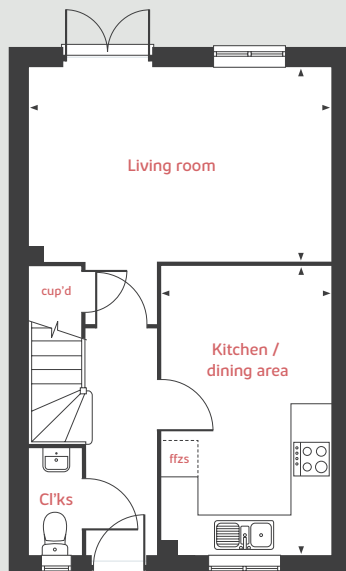
## Second Floor



## First Floor



## Ground Floor



# The Aslin

## 4 bedroom home

### Ground Floor

#### Kitchen/ dining area

4.78m x 2.80m 15' 6" x 9' 2"

#### Living room

4.98m x 3.19m 16' 4" x 10' 5"

### First Floor

#### Bedroom 2

4.19m x 2.52m 13' 9" x 8' 3"

#### Bedroom 3

3.78m x 2.77m 12' 4" x 9' 0"

#### Bedroom 4

3.19m x 2.37m 10' 6" x 7' 9"

### Second Floor

#### Bedroom 1

4.45m x 3.88m 14' 7" x 12' 8"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

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## The Burnet 4 bedroom home

**Pleasley View**

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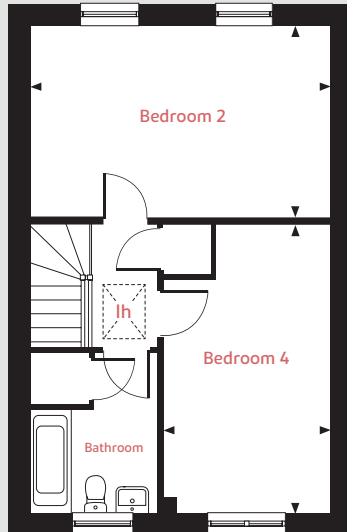
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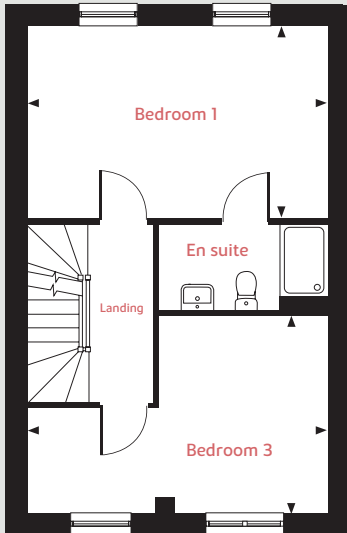
# The Burnet

4 bedroom home

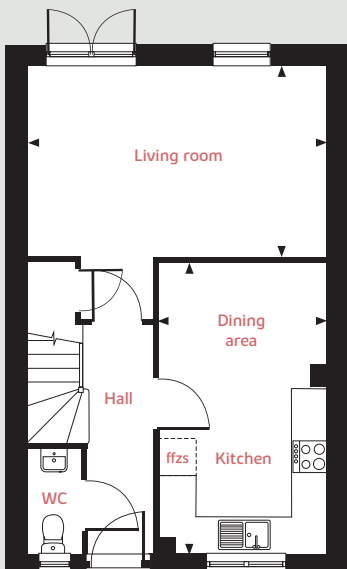
## Second Floor



## First Floor



## Ground Floor



### Ground Floor

Living room	4.98m x 3.19m	16'4" x 10'6"
Kitchen/dining area	4.78m x 2.80m	15'8" x 9'2"

### First Floor

Bedroom 1	4.98m x 3.67m	16'4" x 12'0"
Bedroom 3	4.98m x 2.78m	16'4" x 9'1"

### Second Floor

Bedroom 2	4.98m x 3.50m	16'4" x 11'6"
Bedroom 4	4.47m x 2.78m	14'8" x 9'1"

lh loft hatch    ◀ ▶ measuring points  
ffzs fridge freezer space

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## The Mylne 4 bedroom home

**Pleasley View**

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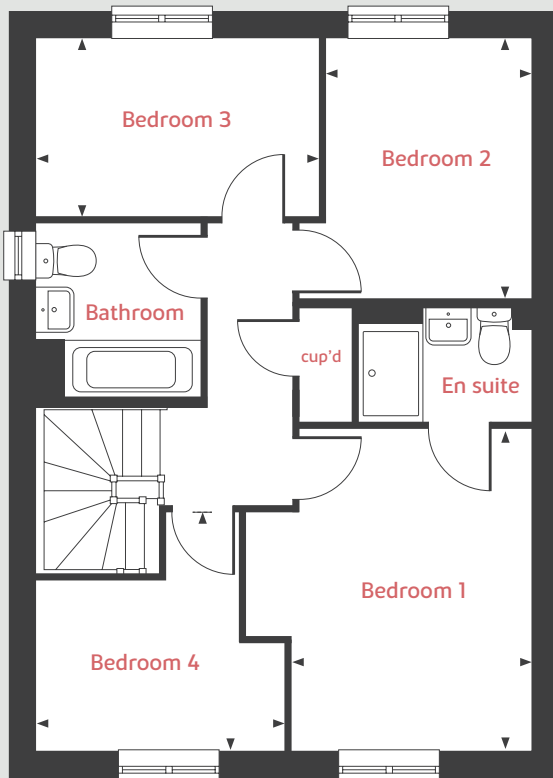
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# The Mylne

4 bedroom home

## First Floor



## Ground floor

### Living room

4.83m x 3.39m

15'10" x 11'1"

### Kitchen/dining/family area

6.04m x 4.37m

19'9" x 14'4"

## First Floor

### Bedroom 1

3.95m x 3.46m

12'11" x 11'4"

### Bedroom 2

3.20m x 2.57m

10'6" x 8'5"

### Bedroom 3

3.39m x 2.20m

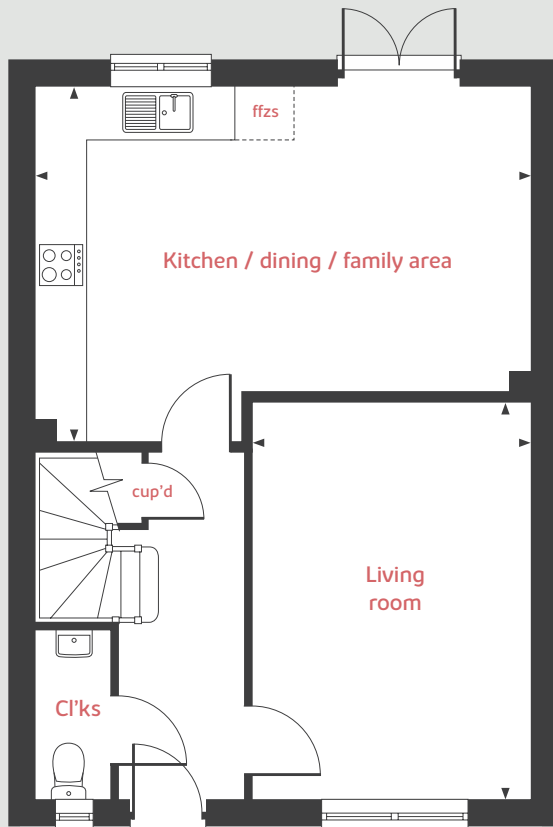
11'1" x 7'3"

### Bedroom 4

3.10m x 2.10m

10'2" x 6'11"

## Ground Floor



ffzs fridge freezer space    ◀ ▶ measuring points  
cup'd cupboard

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# The Goodridge 4 bedroom home

**Pleasley View**

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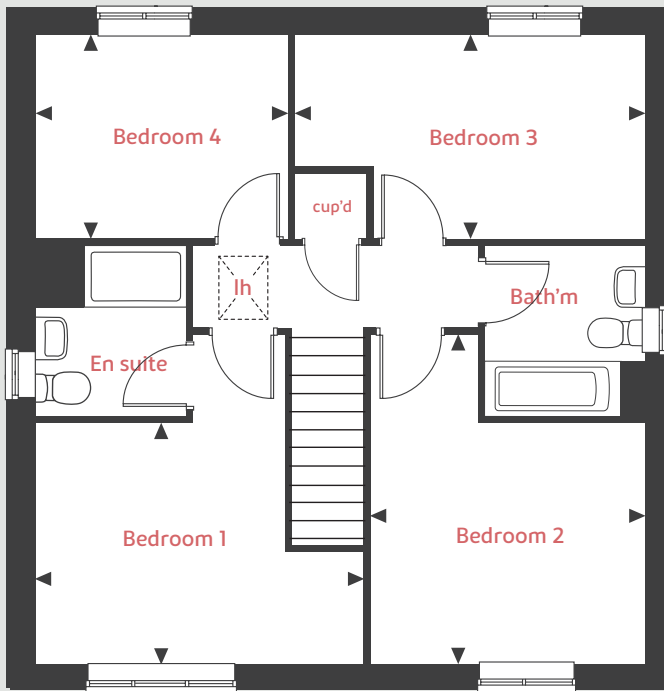
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# The Goodridge

4 bedroom home

## First Floor



### Ground floor

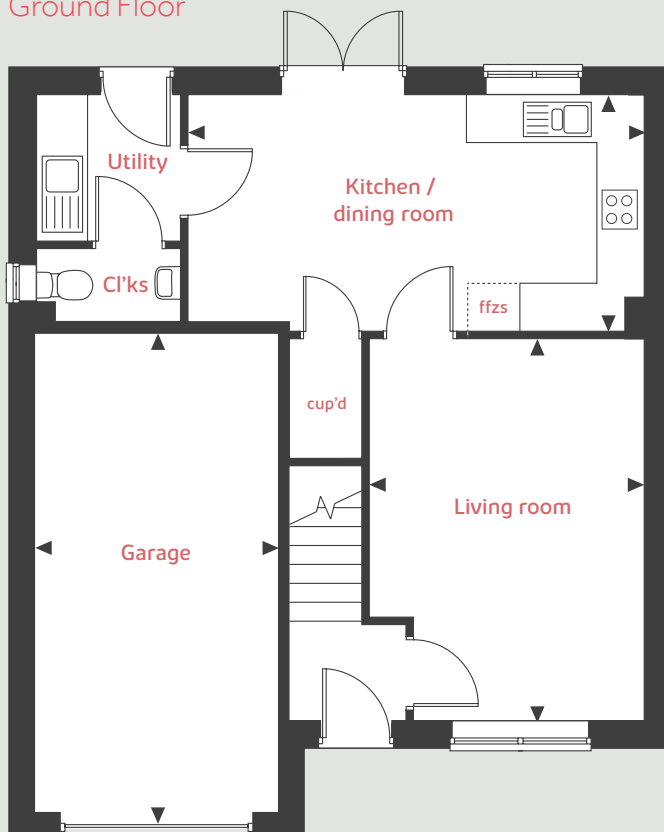
Living Room	4.74m x 3.46m	15'7" x 11'4"
Kitchen/Dining Area	5.72m x 2.97m	18'9" x 9'9"

### First Floor

Bedroom 1	4.07m x 2.98m	13'4" x 9'10"
Bedroom 2	3.46m x 2.98m	11'4" x 9'10"
Bedroom 3	4.36m x 2.50m	14'3" x 8'3"
Bedroom 4	3.17m x 2.50m	10'5" x 8'3"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

## Ground Floor



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## Specification

We give you so much more

**Pleasley View**

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# Specification

## We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom			3 bedroom				
	The Harcourt	The Harcourt II	The Atkins	The Eveleigh	The Emmett	The Mountford	The Vale	The Wyatt
<b>Kitchen</b>								
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility						■		
Indesit Ceramic hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■	■	■	■	■	■
Indesit Ceramic hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel charcoal filtered chimney hood.								
White pendant light holder	■	■	■	■	■	■	■	■
Fridge/ freezer space	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■		■	■
Space for washing machine with plumbing and electrics in utility						■		
<b>Bathroom, en suite(s)</b>								
Contemporary white sanitaryware	■	■	■	■	■	■	■	■
Close Coupled WC to cloakroom	■	■	■	■	■	■	■	■
Low profile shower tray with glass enclosure in ensuite				■	■	■	■	■
Handheld hair wash attachment in bathroom				■	■	■	■	■
Shower over the bath	■	■	■					
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■
<b>Doors &amp; Windows</b>								
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■
<b>Other</b>								
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■
Air Source Heat Pump	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■

# Specification (continued)

## We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	3 bedroom	The Wyatt II	The Robin	The Coatham	The Brook	4 bedroom	The Myline	The Goodridge	The Aslin	The Burnet
<b>Kitchen</b>										
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■	■			■			
Indesit Ceramic hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■							
Indesit Ceramic hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel charcoal filtered chimney hood.				■		■	■	■	■	
White pendant light holder	■	■	■	■		■	■	■	■	■
Fridge/ freezer space	■	■	■	■		■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■		■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■		■		■	■	■	■	■
Space for washing machine with plumbing and electrics in utility			■	■			■			
<b>Bathroom, en suite(s)</b>										
Contemporary white sanitaryware	■	■	■	■		■	■	■	■	■
Close Coupled WC to cloakroom	■	■	■	■		■	■	■	■	■
Low profile shower tray with glass enclosure in ensuite	■	■	■	■		■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■		■	■	■	■	■
Shower over the bath										
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■		■	■	■	■	■
White batten light holder	■	■	■	■		■	■	■	■	■
<b>Doors &amp; Windows</b>										
Front door with multi-point security locking system and security chain	■	■	■	■		■	■	■	■	■
PVCu double glazing to windows	■	■	■	■		■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■		■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■		■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■		■	■	■	■	■
<b>Other</b>										
White painted walls and smooth white ceilings	■	■	■	■		■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■		■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■		■	■	■	■	■
Air Source Heat Pump	■	■	■	■		■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■		■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■		■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■		■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■		■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■		■	■	■	■	■
NHBC Buildmark cover	■	■	■	■		■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■		■	■	■	■	■