

Welcome To
The Maple

PEARSONS WOOD VIEW

WESSINGTON LANE | SOUTH WINGFIELD | DERBYSHIRE

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For Sale with





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Development Layout

Pearsons Wood View

Wessington Lane, South Wingfield, Derbyshire, DE55 7SW

This plan is indicative and is for guidance purposes only. It does not form part of any contract or agreement and does not show ownership boundaries, easements, or wayleaves. Subject to change. For enquiries regarding specific details or availability, please discuss with our Sales Consultant.

Ash 3 bedroom semi-detached home	Beech 2 bedroom semi-detached home	Cedar 4 bedroom family home
Cherry 3 bedroom semi-detached home	Chestnut 4 bedroom family home	Hazel 4 bedroom family home
Hornbeam 4 bedroom family home	Maple 4 bedroom family home	Oak 4 bedroom family home

Specification

Kitchen:

- Luxury Custom-Built by Karl Benz
- High-Spec Neff Integrated Appliances
- 20mm Laminate Worktops and Upstands
- Optional Extras on Plots that are Not Yet Built

Heating & Water:

- Gas Central
- Heating is all Multi-Zoned and Thermostatically Controlled
- Under Floor Heating to the Ground Floor and Radiators to the First Floor
- Dual Fuel Towel Radiators in Bathrooms

Flooring (included):

- Carpets: Bedrooms, Landings and Individual Living Areas – Victoria Easicare Stain Resistant – Heavy Duty, Including 10 Year Wear and Stain Warranty
- Woodstrip Laminate Flooring (Quickstep Impressive) included: Kitchen, Living/Dining Rooms and Hallway

Bathroom:

- Duravit Toilets and Basins
- Vitra Showers
- Large Shower Enclosures
- Contemporary Porcelain and Ceramic Tiles
- Hansgrohe Taps

Electrical:

- Recessed Ceiling Lights Throughout the Ground Floor and Bathrooms
- BT Fibre Ready
- Telephone Points
- USB Integrated Plug Sockets to the Kitchen, Lounge and Bedrooms
- 3 Phase Power Supply to Each Plot

Windows:

- UPVC Energy Efficient, High-Quality Double Glazed Window with 10 Year Warranty
- Bi-Fold Doors Included with Numerous Plots
- Brushed Chrome Door Handles and Furniture

Garage:

- Lighting and Power Included

Warranty:

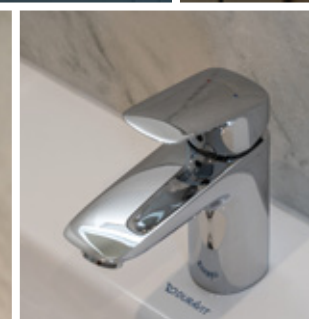
- 10 Year Build Warranty

Tenure Details and Maintenance:

- Freehold
- Site Maintenance Fee TBC

- **Some plots may vary**

Note: Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract.



Images for Illustration Purposes Only

Welcome to The Maple

Situated on a lovely corner plot, this four bedroomed detached home encompasses bright, spacious living areas. The Maple is a home for a family to expand and enjoy the contemporary specifications that this newly built residence has to offer in abundance.

This stunning home showcases a well-proportioned living room that leads seamlessly through glazed doors to a dining kitchen with an open plan layout that accommodates a comfortable dining area and a superbly appointed Karl Benz kitchen. The Maple also has the advantages of an integral single garage, three double bedrooms (one with an en-suite) and a good-sized landscaped garden.

The Development & Location

Nestled within the Amber Valley, just a short distance away from the Peak District border, sits Pearsons Wood View. An exclusive development of 32 homes, Pearsons Wood View offers a range of two, three and four bedroomed residences, all with their own unique style, unified by exceptional quality. Constructed by PTA Developments, an established developer, who have a reputation for excellence in the new homes sector.

Pearsons Wood View is positioned within a wonderful setting that is bordered by countryside to the North and East of the site. Cleverly designed to make the most of the landscape views, while carefully selecting materials and technologies to achieve excellent energy efficiency, this exquisite development delivers contemporary living, which is fit for 21st-century family lifestyles. The whole site completion is projected for Autumn/Winter 2025.

The development is situated within the village of South Wingfield and has a host of neighbouring localities which offer amenities such as public houses and schooling. Alfreton town is accessible within a short drive for supermarkets, a leisure centre and shops. In addition, Matlock can also be reached within a short journey. Pearsons Wood View is perfectly positioned for those who enjoy the outdoors due to countryside walks being available from the doorstep. Local attractions such as Hardwick Hall, Heights of Abraham, Kedleston Hall and Crich Tramway Village are conveniently accessed for those family days out. From the development, the M1 provides journeys to Sheffield, Nottingham, Leeds and London. For rail journeys, Alfreton station provides links to Chesterfield, Sheffield and Nottingham, whilst Matlock station connects with Derby for onward routes to Birmingham and London.



Plots 27 & 30





Dining Room
18'4 x 9'2 (5m x 3.3m)







Bedroom 1
11'2 x 13'5 (3.4m x 4.1m)



Bedroom 2
9'10 x 9'10 (3m x 3m)



Bedroom 1 En-Suite
6'7 x 6'7 (2m x 2m)



Bedroom 3
10'6 x 9'6 (3.2m x 2.9m)

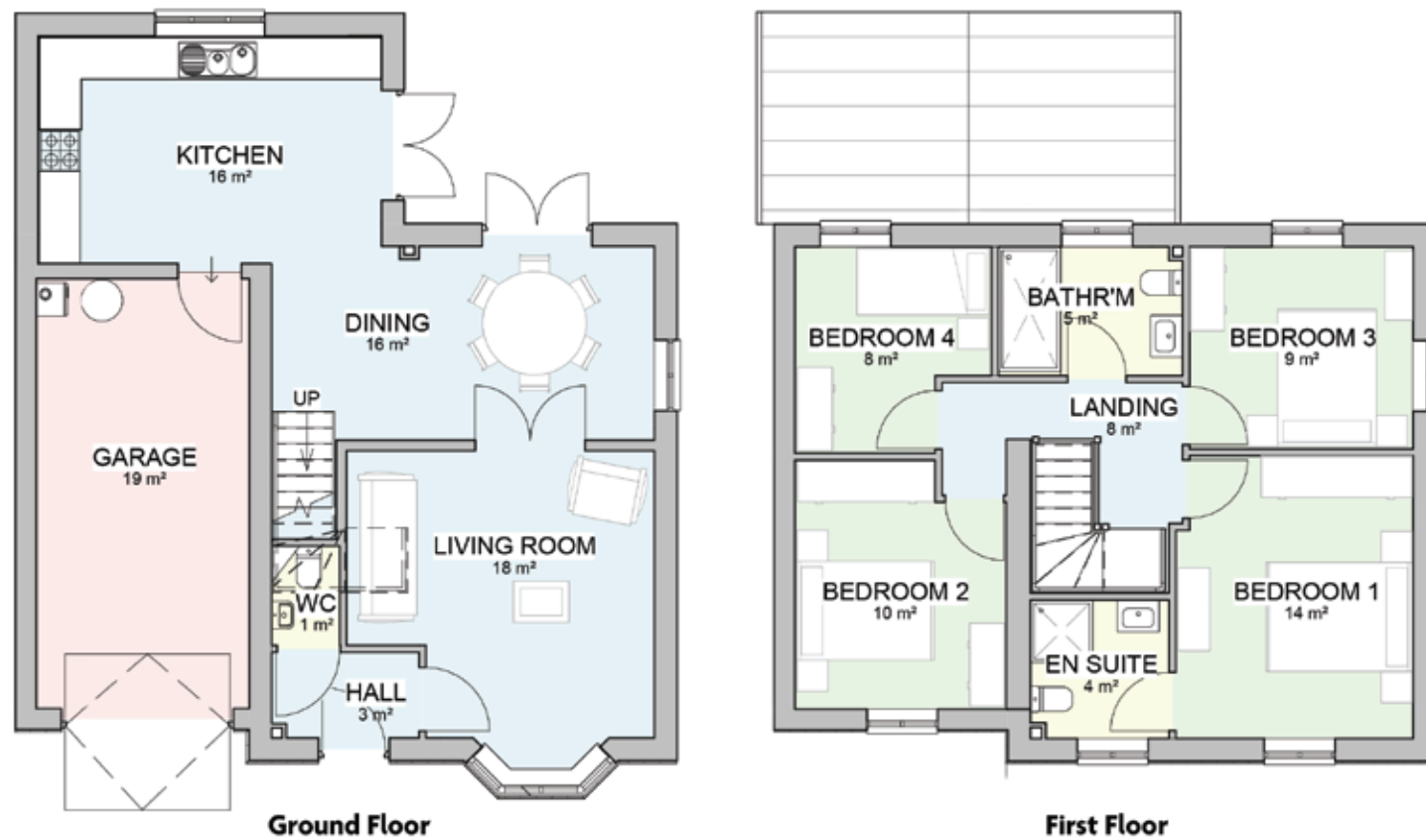
Family Bathroom
8'6 x 5'11 (2.6m x 1.8m)



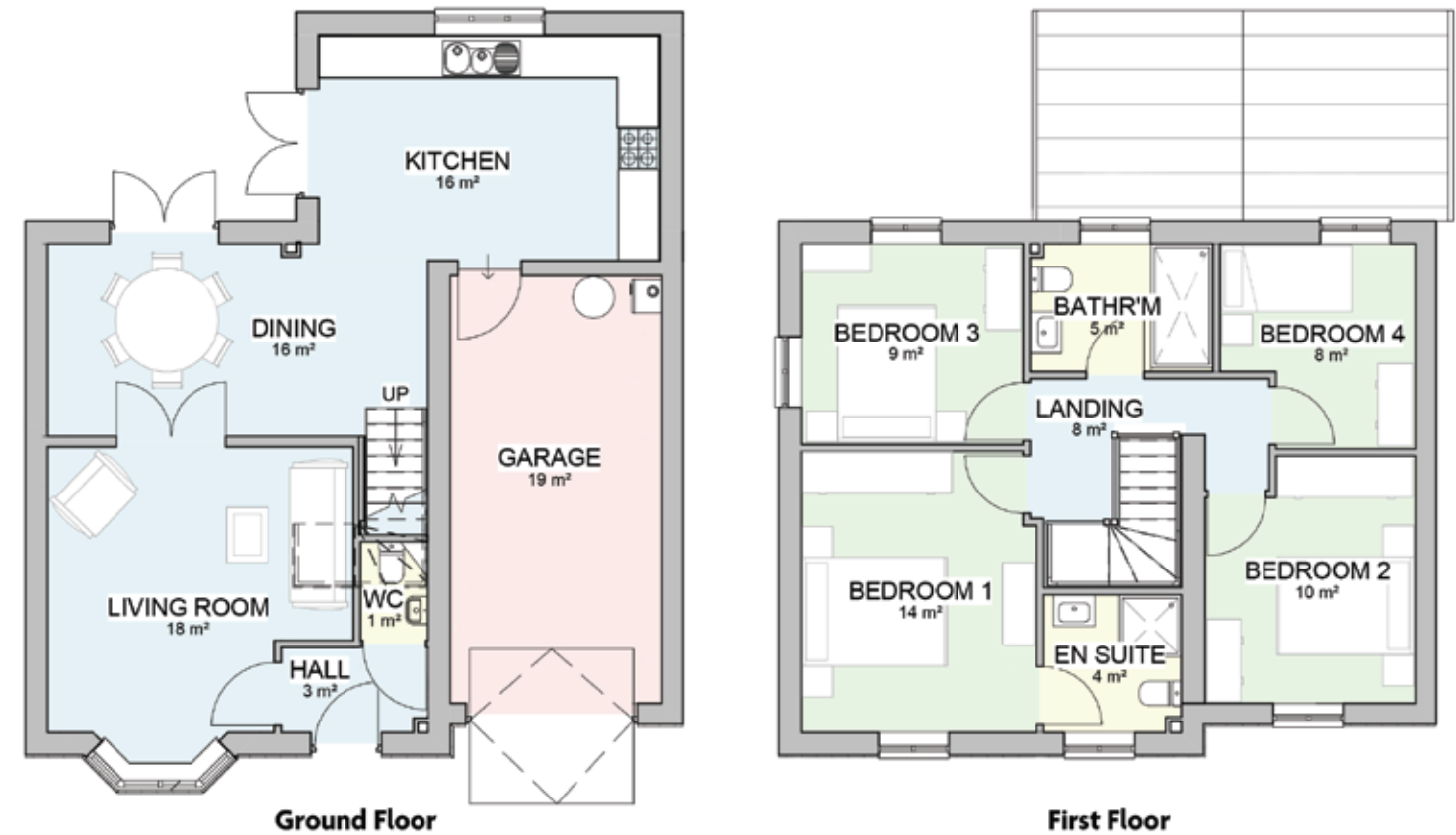


Floor Plans

Maple Plot 27



Maple Plot 30



Total Square Footage
1270 sq.ft. (118 sq.m.)

Measurements are approximate and slight variations may occur during construction.

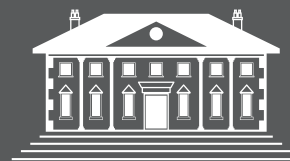
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