

THE AVENUE

WINGERWORTH

A STUNNING COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.



Welcome to The Avenue

Nestled in the idyllic village of Wingerworth, The Avenue is an exceptional collection of two, three, four and five bedroom homes. With amazing surroundings and spectacular country views, The Avenue has become the creation of a new suburb that is placed at the heart of the Wingerworth community.

Location

At The Avenue, you will be ideally positioned just outside the busy town of Chesterfield.

You can find an excellent range of local amenities which cater to your daily needs, as well as having an award-winning parkland and wildlife reserve adjacent to the development.



Hardwick Old Hall

Built between 1587 and 1596 by Bess of Hardwick, one of the richest women of the Elizabethan age.



The Royal Oak Pub

The oldest pub in Chesterfield which was once a 'rest house' for the Knights Templars.



Chesterfield Market

One of the largest open-air markets in England, has a rich history dating back to 1165.



Your nearest transport links



Chesterfield Train Station



M1



Manchester Airport

Up to 2 Miles

- 01. The Avenue Country Park
- 02. Hunloke Arms
- 03. Hunloke Park Primary School
- 04. The Co-operative Food

Up to 5 Miles

- 05. The Royal Oak Pub
- 06. Chesterfield Market
- 07. South Chesterfield Golf Club
- 08. Chesterfield Royal Hospital

Up to 10 Miles

- 09. Peak District National Park
- 10. Matlock Farm Park
- 11. Stainsby Mill
- 12. Hardwick Old Hall

Up to 25 Miles

- 13. Peaks and Paddles Outdoor Adventure
- 14. Chatsworth House
- 15. Sheffield City Centre
- 16. Derby City Centre

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

Connections

Commuters and explorers alike will enjoy the impressive travel links connecting you to all of Derbyshire and beyond.

Nearby is the A61 which connects Derby to North Yorkshire. The road is closely paralleled by the M1 motorway between Derby and Leeds making Sheffield, Derby, Nottingham, Leeds and Manchester easily accessible.

Chesterfield train station is a short 10-minute drive away which is served by EMR and Northern trains with access to Sheffield and Derby. For frequent flyers there are train services to Manchester Airport for domestic and international flights.



Destinations by car

30
min

Sheffield

15.2 miles

36
min

Derby

22.5 miles

42
min

Nottingham

27.6 miles



Destinations by train

Chesterfield
Train Station

15
min

Sheffield

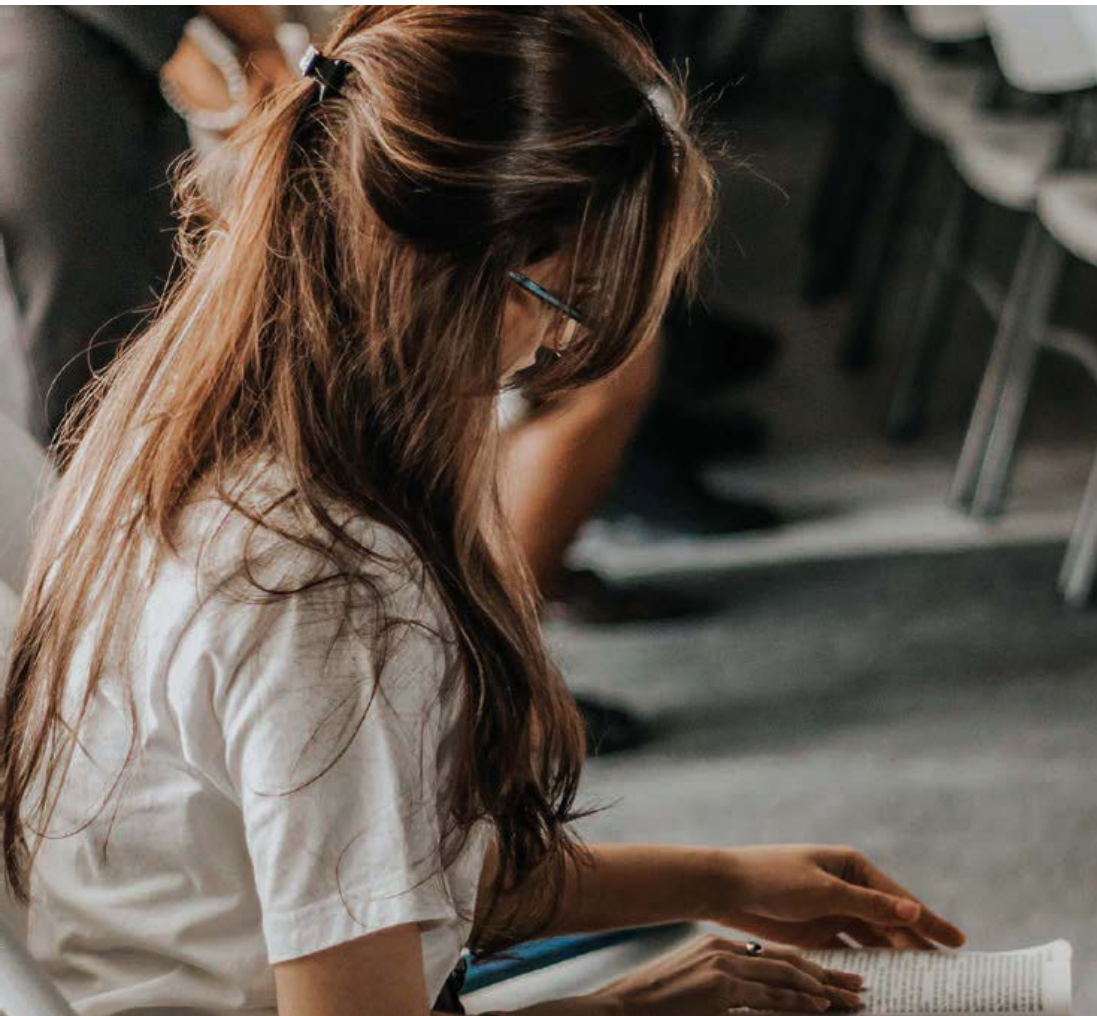
19
min

Derby

1 05
hr min

Leeds

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk)



Education

Families will benefit greatly at The Avenue due to its close proximity to several highly regarded schools.

There is a selection of primary and secondary schools which include Hunloke Park Primary School, Tupton Hall School and Parkside Community School.

Hunloke Park Primary School

Set in the picturesque Derbyshire village of Wingerworth, Hunloke Park Primary is a medium-sized school catering for children aged 4–11 years. This school holds a reputation of being a nurturing school where all staff ensure pupils are happy and ready to learn.

Tupton Hall School

Tupton Hall School is a popular secondary school for ages 11–18 where every person matters. Well-qualified teachers and support staff work together with students and parents to create a formidable team with one common goal – the best possible success for every child.

Parkside Community School

Parkside Community School is a community secondary school that follows the national curriculum and provides their students with the essential knowledge they need to be educated citizens while promoting opportunity for creativity and achievement.

Although the schools listed above are nearby, we cannot guarantee admission.

THE AVENUE

WINGERWORTH

An exceptional collection of new two, three, four and five bedroom homes, perfectly located in the village of Wingerworth.

2 Bedroom Homes

- The Hatton
- The Morton

3 Bedroom Homes

- The Gatewood
- The Holmewood
- The Hopwood
- The Kirkwood
- The Oakwood
- The Redwood
- The Rosewood

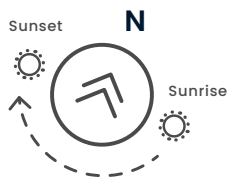
4 Bedroom Homes

- The Cranford
- The Dartford
- The Hareford
- The Lawford
- The Newford

5 Bedroom Homes

- The Charlesworth

- - Affordable Homes
- - Shared Ownership Housing



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2024.



Land owned by others

The Hatton

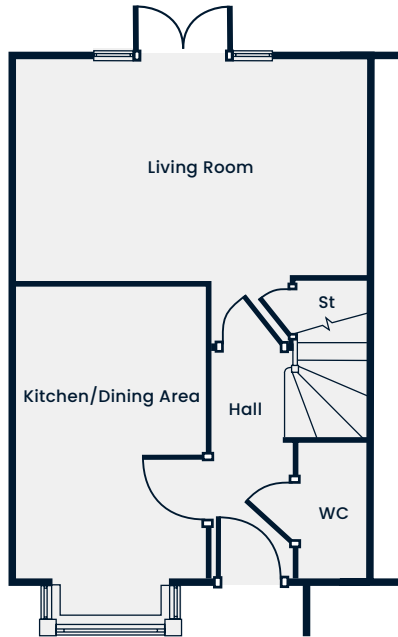
2 Bedroom Home



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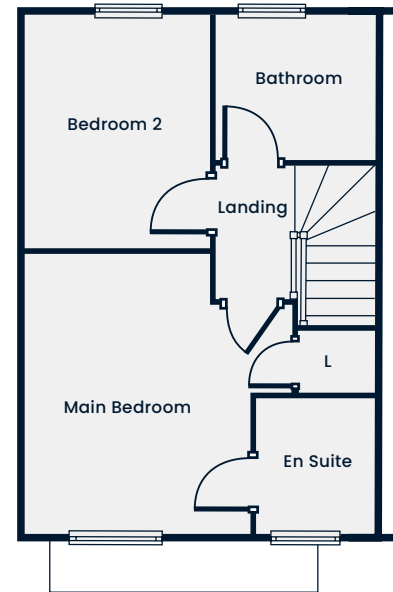


A charming two bedroom home featuring a spacious living room with French doors leading into the rear garden and a separate kitchen/dining area on the ground floor. The first floor consists of two good-sized bedrooms, with an en suite to the main bedroom and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.60m* x 2.45m 15'1"* x 8'0"
Living Room	4.57m x 2.90m 14'12" x 9'6"



First Floor

Main Bedroom	3.67m* x 3.56m* 12'0"* x 11'8"*
En Suite	1.68m x 1.52m 5'6" x 4'11"
Bedroom 2	3.05m x 2.42m 10'0" x 7'11"
Bathroom	2.06m x 1.85m 6'9" x 6'0"

L – Linen Cupboard St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. *Maximum dimensions. November 2023.

The Morton

2 Bedroom Home



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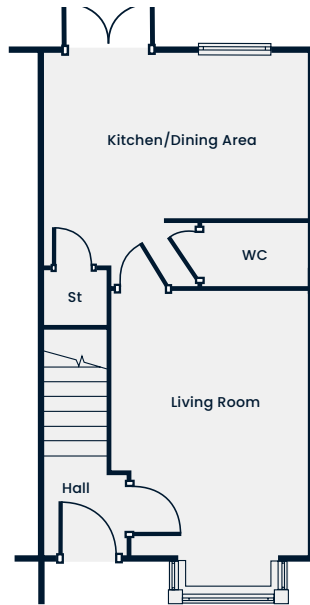


The Morton

2 Bedroom Home

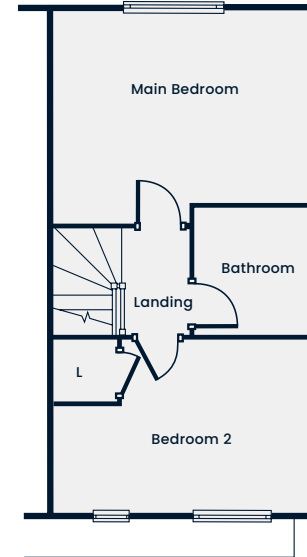
Total Area 711 sq. ft.

A well-proportioned two bedroom home featuring a living room and a kitchen/dining area that leads to the rear garden. The first floor consists of a main bedroom, a second bedroom and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.06m* x 3.66m* 13'4"* x 12'0"*
Living Room	4.86m* x 3.05m* 15'11"* x 10'0"*



First Floor

Main Bedroom	4.06m* x 3.31m* 13'4"* x 10'10"*
Bedroom 2	4.06m* x 2.66m* 13'4"* x 8'8"*
Bathroom	2.00m x 1.84m 6'6" x 6'0"

L – Linen Cupboard St – Store WC – Cloakroom

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The Holmewood

3 Bedroom Home



E01 - Elevation variation

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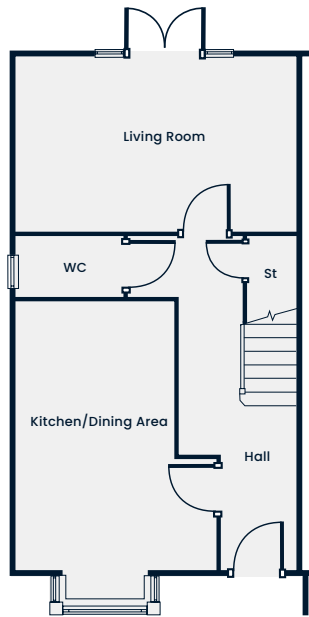


The Holmewood

3 Bedroom Home

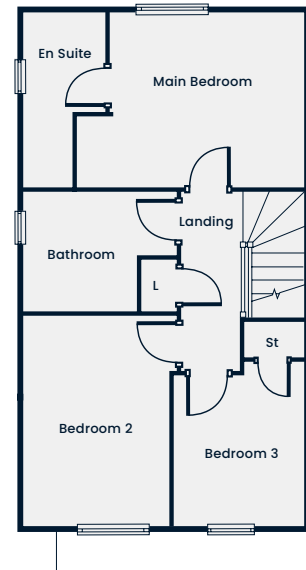
Total Area 918 sq. ft.

A lovely three bedroom home with a spacious kitchen/dining area featuring a bay window and separate living room with French doors leading to the back garden. Upstairs, there is a main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.33m* x 2.65m 17'5"* x 8'8"
Living Room	4.74m x 2.95m 15'6" x 9'8"



First Floor

Main Bedroom	3.28m* x 2.96m 10'9"* x 9'8"
En Suite	2.90m x 1.36m 9'6" x 4'5"
Bedroom 2	3.54m x 2.45m 11'7" x 8'0"
Bedroom 3	2.75m* x 2.18m 9'0"* x 7'2"
Bathroom	2.53m* x 2.03m 8'3"* x 6'8"

L – Linen Cupboard St – Store WC – Cloakroom

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The Kirkwood

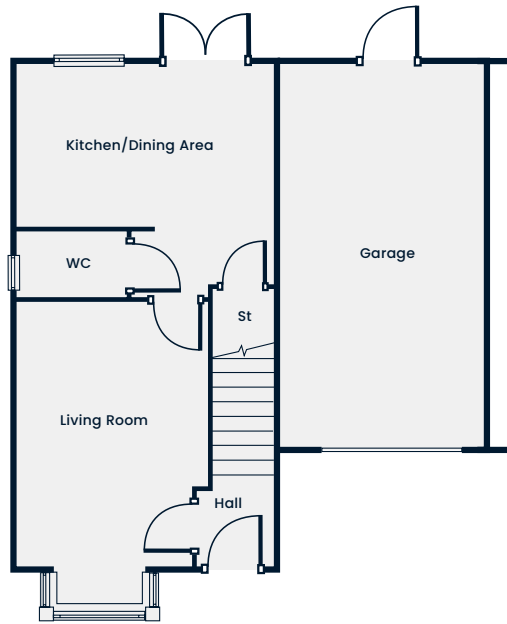
3 Bedroom Home



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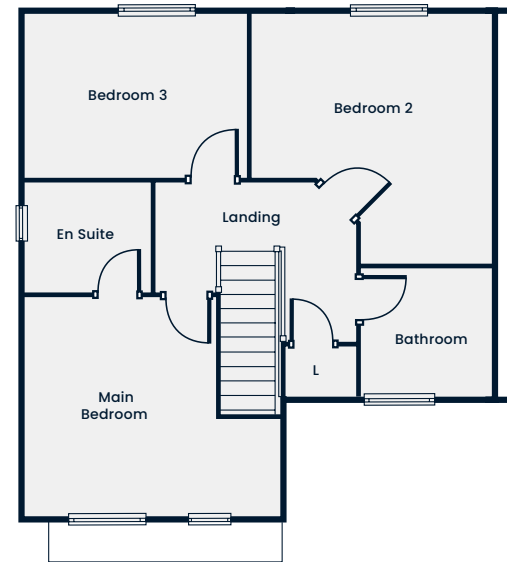


A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area and a separate living room. The first floor offers a family bathroom, two good-sized bedrooms and a main bedroom with an en suite.



Ground Floor

Kitchen/Dining Area 4.01m x 3.67m* | 13'2" x 12'0"*
 Living Room 4.18m x 2.99m* | 13'8" x 9'9"*



First Floor

Main Bedroom 3.46m x 3.33m* | 11'4" x 10'11"*
 En Suite 1.91m x 1.74m | 6'3" x 5'8"
 Bedroom 2 3.93m* x 3.80m* | 12'10"* x 12'5"*
 Bedroom 3 3.48m x 2.56m | 11'5" x 8'4"
 Bathroom 2.06m x 1.96m | 6'9" x 6'5"

L – Linen Cupboard St – Store WC – Cloakroom

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The Oakwood

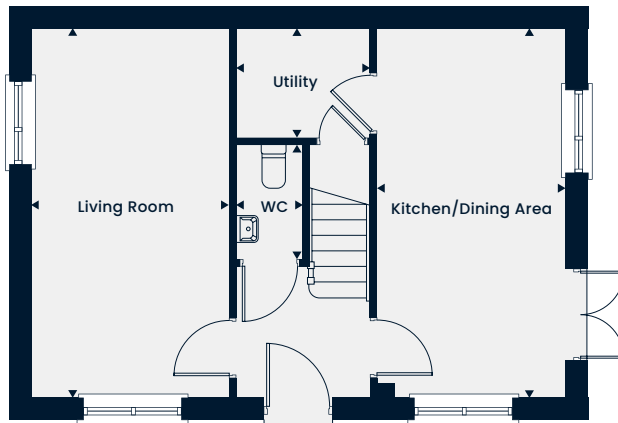
3 Bedroom Home



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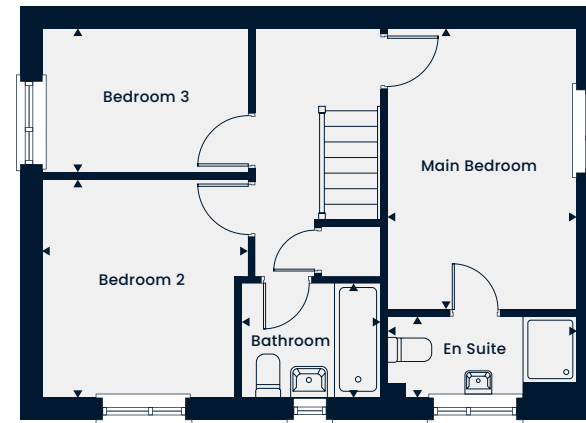


A delightful three bedroom home featuring a kitchen/dining area and a living room with French doors leading to the garden. Upstairs you'll find an en suite main bedroom, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.47m x 2.79m 17'11" x 9'2"
Living Room	5.47m x 2.93m 17'11" x 9'7"
Utility	2.02m x 1.60m 6'7" x 5'3"



First Floor

Main Bedroom	4.18m* x 2.80m* 13'8"* x 9'2"*
En Suite	2.80m* x 1.15m 9'2"* x 3'9"
Bedroom 2	3.26m x 3.06m* 10'8" x 10'0"*
Bedroom 3	3.06m x 2.11m 10'0" x 6'11"
Bathroom	2.10m x 1.70m 6'10" x 5'7"

L – Linen Cupboard St – Store WC – Cloakroom

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The Redwood

3 Bedroom Home



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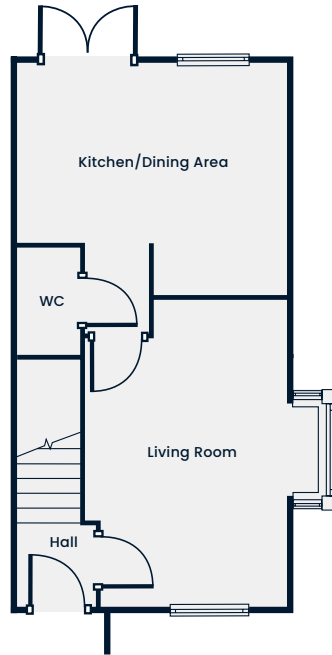


The Redwood

3 Bedroom Home

Total Area 1,150 sq. ft.

A modern three bedroom, three-storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom, while the top floor boasts an expansive main bedroom with an en suite and dressing room.



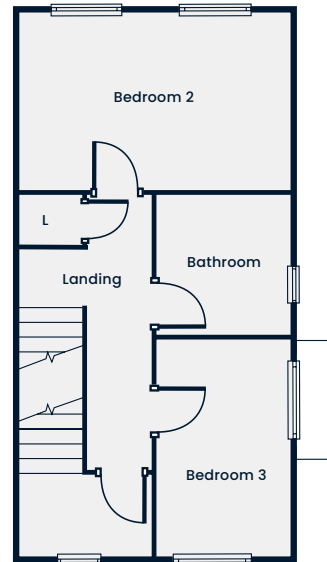
Ground Floor

Kitchen/Dining Area

4.11m* x 3.56m | 13'6"* x 11'8"

Living Room

4.73m x 3.10m* | 15'6" x 10'2"*



First Floor

Bedroom 2

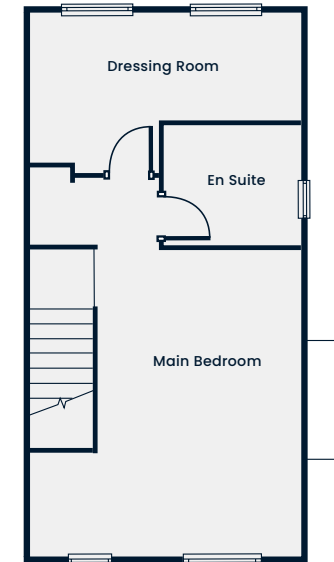
4.11m x 2.70m | 13'6" x 8'10"

Bedroom 3

3.33m x 2.00m | 10'11" x 6'7"

Bathroom

2.15m x 1.96m | 7'0" x 6'5"



Second Floor

Main Bedroom

4.74m x 3.10m* | 15'6" x 10'2"*

En Suite

2.06m x 1.87m | 6'9" x 6'1"

Dressing Room

4.11m x 2.42m* | 13'6" x 7'11"*

L – Linen Cupboard WC – Cloakroom

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The Rosewood

3 Bedroom Home



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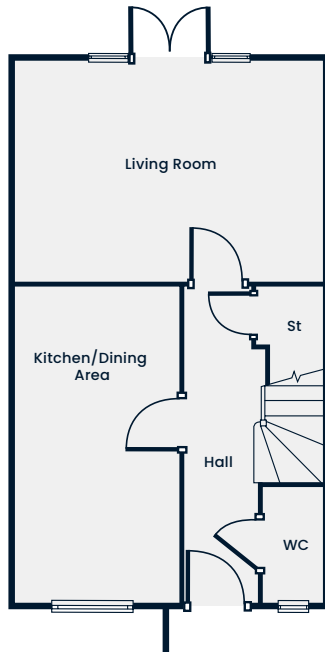


The Rosewood

3 Bedroom Home

Total Area 1,275 sq. ft.

A lovely three bedroom, three-storey home with a kitchen/dining area and a spacious living room with French doors leading to the garden. The first floor offers a good-sized bedroom, a study and a family bathroom, while the top floor boasts an expansive main bedroom with an en suite and a further bedroom.



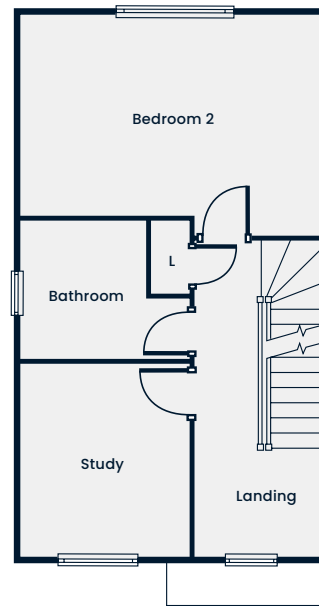
Ground Floor

Kitchen/Dining Area

4.83m x 2.49m | 15'10" x 8'2"

Living Room

4.68m x 3.35m | 15'4" x 11'0"



First Floor

Bedroom 2

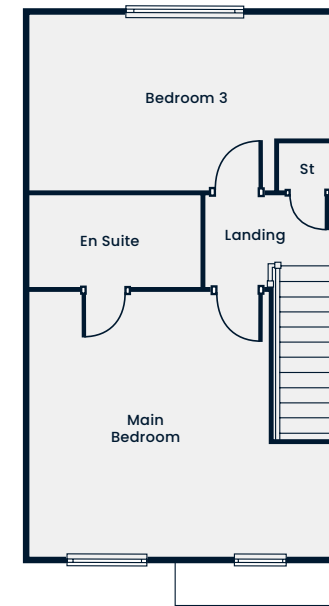
4.68m x 3.36m* | 15'4" x 11'0"*

Study

2.93m x 2.56m | 9'7" x 8'4"

Bathroom

2.50m* x 2.10m | 8'2"* x 6'10"



Second Floor

Main Bedroom

4.04 x 4.03m* | 13'3" x 13'2"*

En Suite

2.39m* x 1.40m | 7'10"* x 4'7"

Bedroom 3

4.68m x 2.66m | 15'4" x 8'8"

L – Linen Cupboard St – Store WC – Cloakroom

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The Gatewood

3 Bedroom Home



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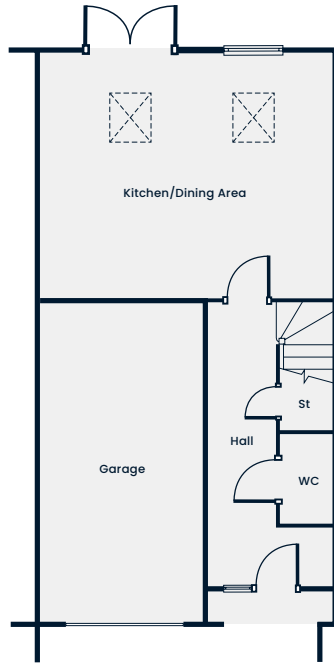


The Gatewood

3 Bedroom Home

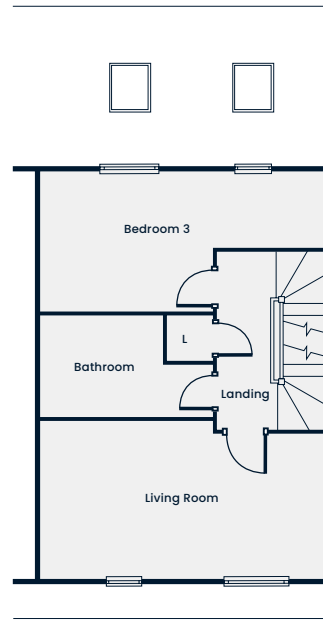
Total Area 1,325 sq. ft.

A modern three bedroom, three-storey home featuring an integral garage and a kitchen/dining area on the ground floor. The first floor offers a good-sized living room, family bathroom and a bedroom, while the top floor boasts an expansive main bedroom with an en suite and a further bedroom.



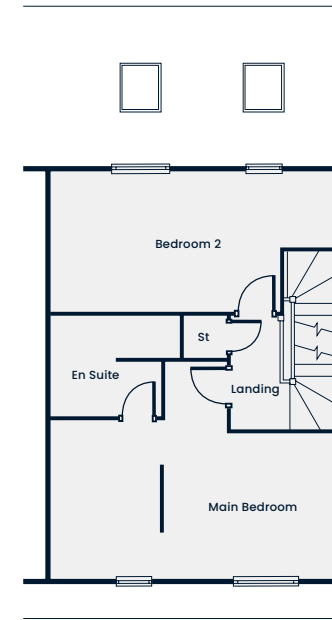
Ground Floor

Kitchen/Dining Area
5.46m x 4.45m | 17'11" x 14'7"



First Floor

Living Room
5.46m x 2.97m* | 17'11" x 9'9"*
Bedroom 3
5.46m* x 2.64m* | 17'11"* x 8'8"*
Bathroom
3.25m* x 1.92m* | 10'8"* x 6'3"*



Second Floor

Main Bedroom
4.82m* x 4.09m* | 15'9"* x 13'5"*
En Suite
1.99m x 1.92m* | 6'6" x 6'3"*
Bedroom 2
5.46m* x 2.64m* | 17'11"* x 8'8"*

L – Linen Cupboard ☒ – Rooflight St – Store WC – Cloakroom

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The Dartford

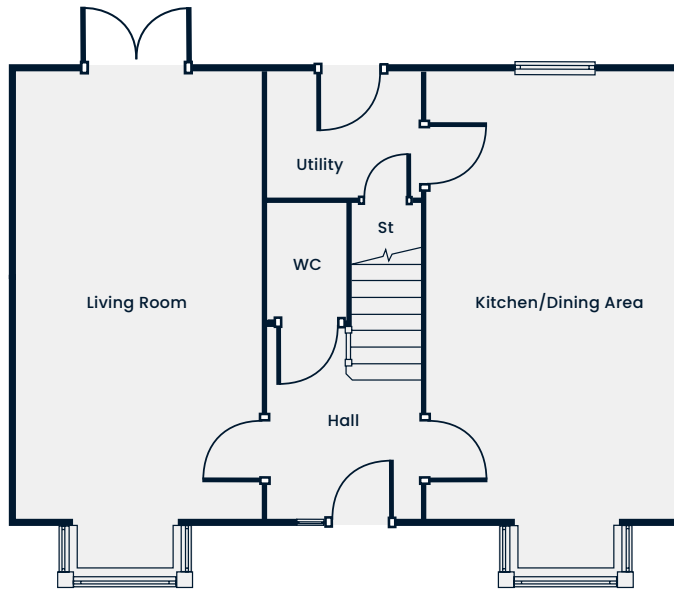
4 Bedroom Home



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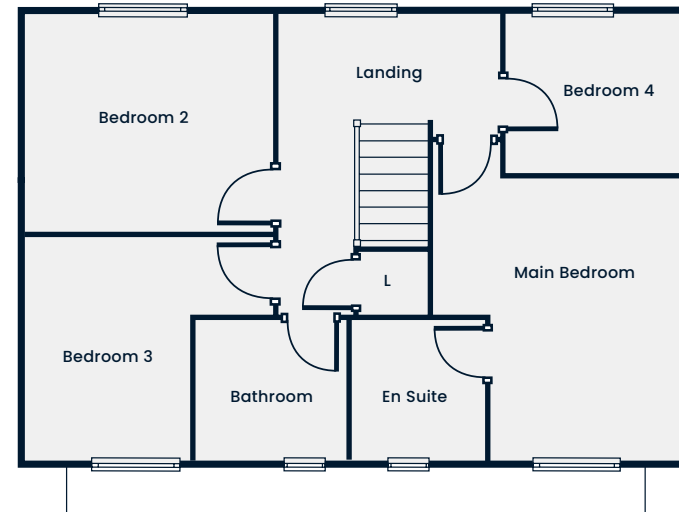


A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious living room, a separate kitchen/dining area and a utility complete downstairs. The first floor includes a main bedroom boasting an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.14m x 3.44m 20'1" x 11'3"
Living Room	6.14m x 3.34m 20'1" x 10'11"
Utility	2.08m x 1.71m 6'10" x 5'7"



First Floor

Main Bedroom	3.89m x 3.50m* 12'9" x 11'5"*
En Suite	1.85m x 1.83m 6'0" x 6'0"
Bedroom 2	3.42m x 2.98m 11'2" x 9'9"
Bedroom 3	3.06m x 2.25m 10'0" x 7'4"
Bedroom 4	2.48m x 2.16m 8'1" x 7'1"
Bathroom	2.08m x 1.85m 6'10" x 6'0"

L – Linen Cupboard St – Store WC – Cloakroom

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The Cranford

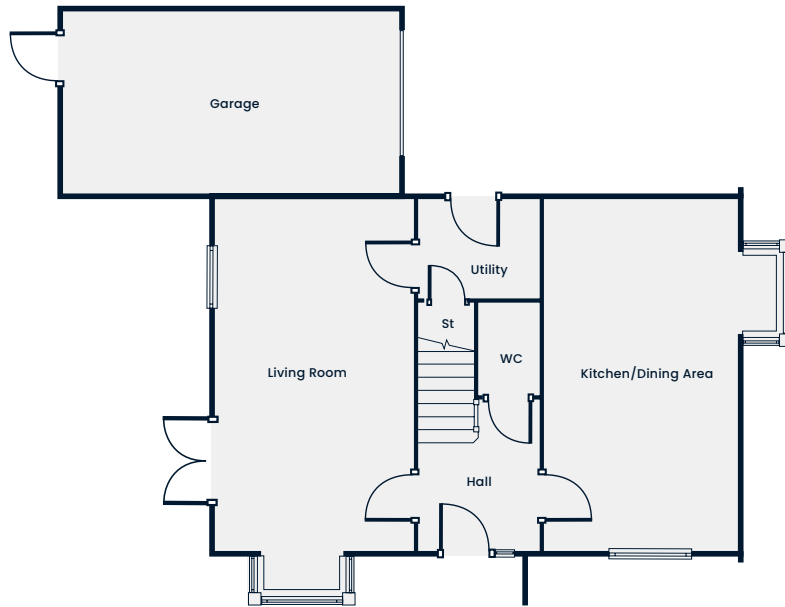
4 Bedroom Home



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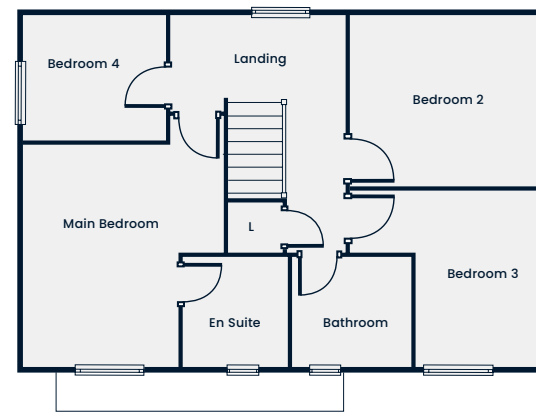


A spacious four bedroom home with a kitchen/dining area and a separate living room with French doors leading out to the garden. A utility and integral garage complete the ground floor. Upstairs, there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.14m x 3.44m 20'1" x 11'3"
Living Room	6.14m x 3.34m 20'1" x 10'11"
Utility	2.08m x 1.71m 6'10" x 5'7"



First Floor

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En Suite	1.85m x 1.83m 6'0" x 6'0"
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Bedroom 3	3.06m x 2.25m 10'0" x 7'4"
Bedroom 4	2.48m x 2.16m 8'1" x 7'1"
Bathroom	2.08m x 1.85m 6'10" x 6'0"

L – Linen Cupboard St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. *Maximum dimensions. November 2023.

The Hareford

4 Bedroom Home

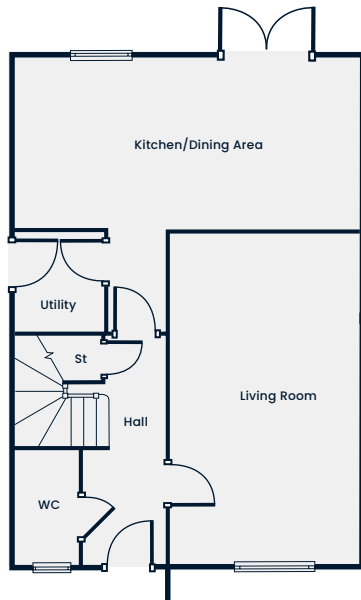


E01 - Elevation variation

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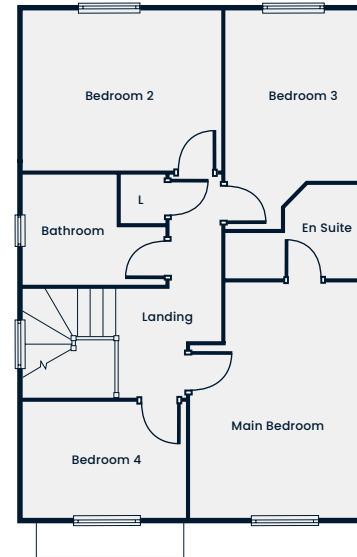


A modern four bedroom family home, offering a living room, kitchen/dining area and utility room on the ground floor. Upstairs is the main bedroom which benefits from an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.26m* x 3.06m 20'6"* x 10'0"
Living Room	5.97m x 3.39m 19'7" x 11'1"
Utility	1.77m x 1.61m 5'9" x 5'3"



First Floor

Main Bedroom	3.20m x 3.09m 10'6" x 10'1"
En Suite	2.50m* x 1.66m* 8'2"* x 5'5"*
Bedroom 2	3.60m x 2.86m 11'10" x 9'4"
Bedroom 3	3.05m x 2.56m 10'0" x 8'4"
Bedroom 4	2.95m x 2.05m 9'8" x 6'9"
Bathroom	2.59m* x 1.93m 8'6"* x 6'3"

L – Linen Cupboard St – Store WC – Cloakroom

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The Lawford

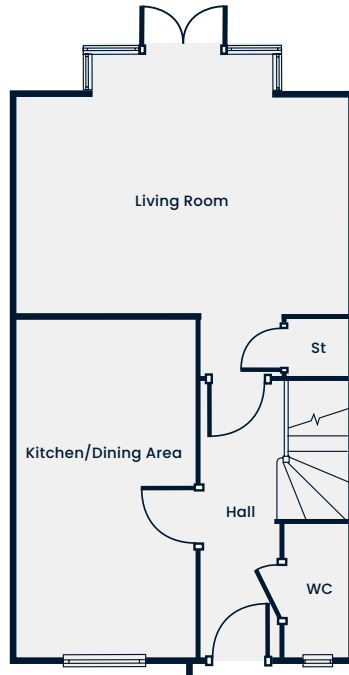
4 Bedroom Home



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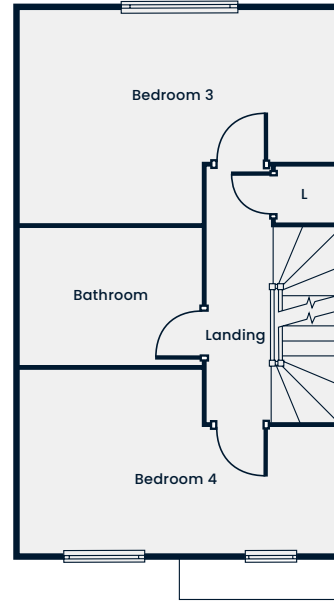


A spacious four bedroom, three-storey home with an open-plan kitchen/dining area and living room with French doors leading to the garden. On the first floor are two bedrooms and a family bathroom. Upstairs to the top floor is the second bedroom and a spacious main bedroom which boasts an en suite.



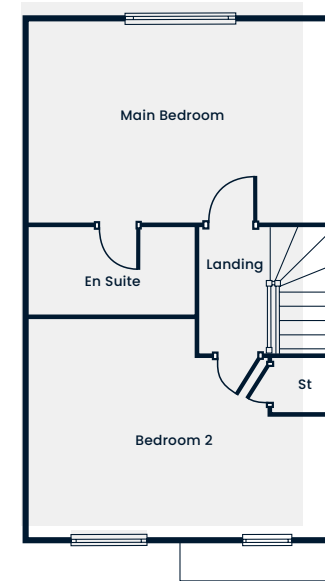
Ground Floor

Living Room
5.04m* x 4.90m | 16'6"* x 16'0"
Kitchen/Dining Area
4.98m x 2.66m | 16'4" x 8'8"



First Floor

Bedroom 3
4.90m* x 3.20m* | 16'0"* x 10'6"*
Bedroom 4
4.90m* x 2.79m* | 16'0"* x 9'1"*
Bathroom
2.74m x 2.10m* | 9'0" x 6'10"*



Second Floor

Main Bedroom
4.90m* x 3.20m* | 16'0"* x 10'6"*
En Suite
2.46m x 1.40m* | 8'0" x 4'7"*
Bedroom 2
4.90m* x 3.49m* | 16'0"* x 11'5"*

L – Linen Cupboard St – Store WC – Cloakroom

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The Newford

4 Bedroom Home



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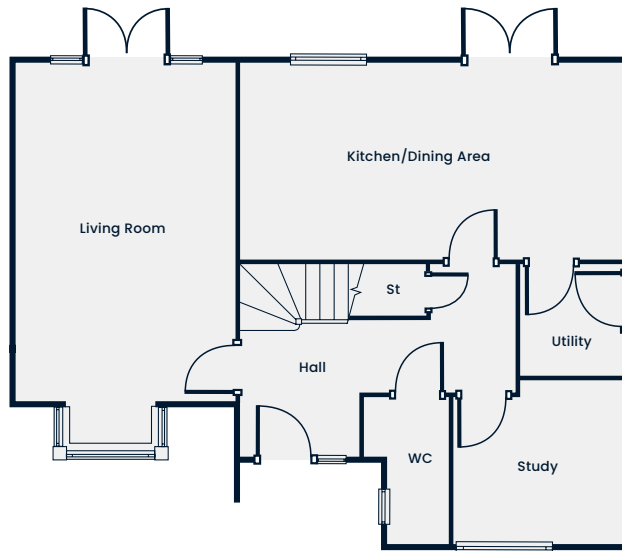


The Newford

4 Bedroom Home

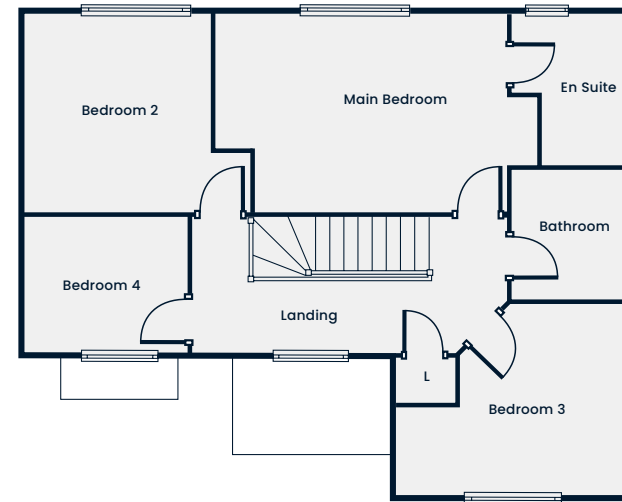
Total Area 1,406 sq. ft.

A modern four bedroom home featuring a kitchen/dining area and a separate living room. The ground floor is complete with a study and utility room. Upstairs boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.14m* x 3.14m 20'1"* x 10'3"
Living Room	5.47m x 3.55m 17'1" x 11'7"
Utility	1.78m x 1.61m 5'10" x 5'3"
Study	2.70m x 2.65m 8'10" x 8'8"



First Floor

Main Bedroom	4.62m* x 3.20m 15'2"* x 10'6"
En Suite	2.43m* x 1.84m* 7'11"* x 6'0"*
Bedroom 2	3.20m x 2.99m 10'6" x 9'9"
Bedroom 3	3.78m* x 3.11m* 12'5"* x 10'2"*
Bedroom 4	2.60m x 2.17m 8'6" x 7'1"
Bathroom	2.10m x 1.84m 6'10" x 6'0"

L – Linen Cupboard St – Store WC – Cloakroom

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The Charlesworth

5 Bedroom Home



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The Charlesworth

5 Bedroom Home

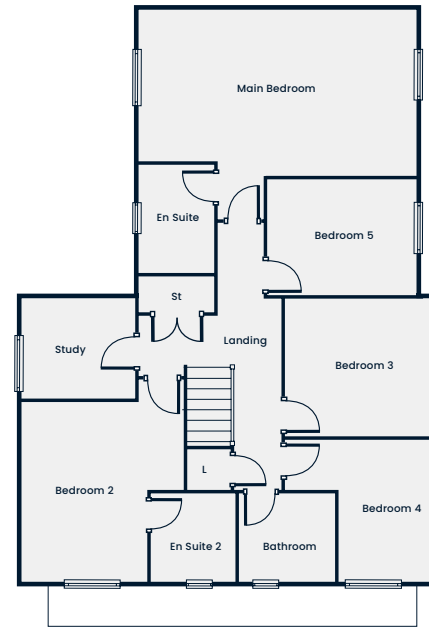
Total Area 1,672 sq. ft.

A beautiful five bedroom home featuring a spacious kitchen/dining area and living room, both with bay windows. The living room has French doors providing access to the rear garden. Upstairs the main bedroom and second bedroom both feature an en suite, while three further bedrooms, a family bathroom and a study complete the first floor. This home also benefits from a double garage.



Ground Floor

Kitchen/Dining Area	6.14m x 3.44m 20'1" x 11'3"
Living Room	6.14m x 3.34m 20'1" x 10'11"
Utility	2.08m x 1.71m 6'10" x 5'7"



First Floor

Main Bedroom	6.03m x 4.61m* 19'9" x 15'11"	Bedroom 3	3.43m x 2.98m 11'3" x 9'9"
En Suite	2.35m x 1.54m 7'8" x 5'0"	Bedroom 4	2.25m x 3.06m 10'0" x 7'4"
Bedroom 2	3.89m x 3.50m* 12'9" x 11'5"	Bedroom 5	3.25m x 2.56m 10'8" x 8'4"
En Suite 2	1.85m x 1.82m 6'0" x 5'11"	Study	2.48m x 2.16m 8'1" x 7'1"
		Bathroom	2.09m x 1.85m 6'10" x 6'0"

L – Linen Cupboard St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. *Maximum dimensions. November 2023.



Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

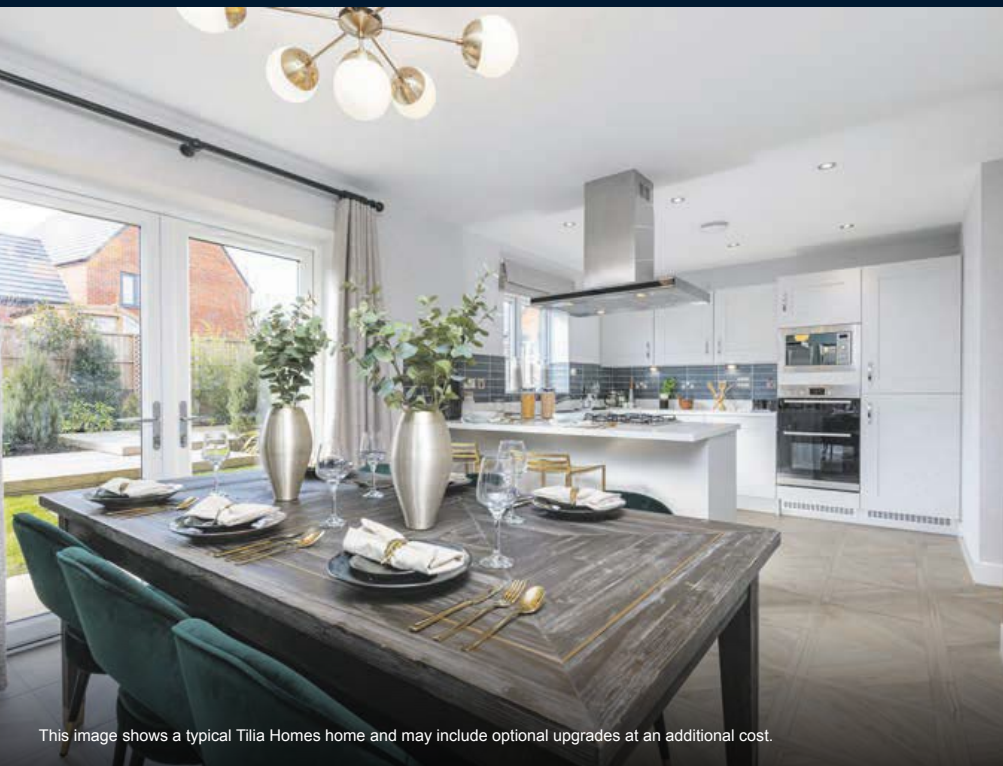


Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



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