

KONNECT

SOUTH NORMANTON



THE LOXLEY



GROUND FLOOR

Lounge	3.79M	x 4.12M	12'5" M	x 13'6" M
Kitchen/Dining	4.77	x 2.73	15'7"	x 8'11"

All room dimensions are shown ↔ x ↓
M = Maximum dimensions.



THREE BEDROOM SEMI-DETACHED WITH DRIVEWAY

FIRST FLOOR

Bedroom 1	2.70M	x 3.47M	8'10" M	x 11'4" M
Bedroom 2	2.20	x 3.37	7'2"	x 11'0"
Bedroom 3	2.48	x 2.20	8'1"	x 7'2"
Bathroom	1.98	x 1.71	6'5"	x 5'7"



THE SHIRLAND



GROUND FLOOR

Lounge	3.56	x 4.89M	11'8"	x 16'0" M
Kitchen/Dining	4.43	x 2.98	14'6"	x 9'9"

All room dimensions are shown ↔ x ↓
M = Maximum dimensions.



THREE BEDROOM SEMI-DETACHED/DETACHED WITH PARKING

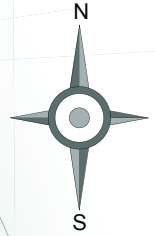
FIRST FLOOR

Bedroom 1	2.64M	x 4.32M	8'8" M	x 14'2" M
Bedroom 2	2.26	x 3.55	7'4"	x 11'7"
Bedroom 3	2.07	x 2.29	6'9"	x 7'6"
Bathroom	1.68	x 2.68	5'6"	x 8'9"

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POSSIBLE FUTURE DEVELOPMENT



SITE PLAN



LOXLEY

Three Bedroom Semi-Detached with Driveway
Available plots 5, 10, 13 & 25



SHIRLAND

Three Bedroom Semi-Detached/Detached with Parking
Available plots 16, 17, 18, 19, 20, 23 & 24



PENNYMORE

Three Bedroom Semi-Detached with Driveway
Available plots 2, 3, 6, 7, 8, 9, 14, 15, 21 & 22



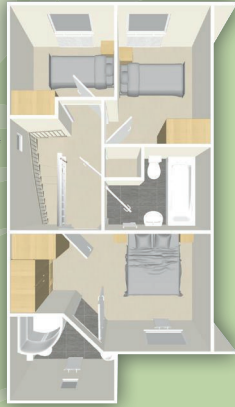
ROMSEY

Three Bedroom Semi-Detached/Detached with Parking
Available plots 1, 4, 11, 12 & 26

NB. We advise all prospective purchasers to familiarise themselves with the boundary treatment of individual plots, due to the sloping nature of the site.



THE PENNYMORE



GROUND FLOOR

Lounge	3.56M x 4.94M	11'8"M x 16'2"M
Kitchen/Dining	4.43M x 2.97M	14'6"M x 9'8"M

All room dimensions are shown ↔ x ↓

M = Maximum dimensions.

= Window not present on all plots, please check with sales negotiator.



THREE BEDROOM SEMI-DETACHED WITH DRIVEWAY

FIRST FLOOR

Bedroom 1	4.43M x 2.67M	14'6"M x 8'9"M
En-suite	2.17M x 1.63M	7'1"M x 5'4"M
Bedroom 2	2.21 x 3.24	7'3" x 10'7"
Bedroom 3	2.12M x 2.68M	6'11"M x 8'9"M
Bathroom	2.40M x 1.89M	7'10"M x 6'2"M



THE ROMSEY



GROUND FLOOR

Lounge	3.32M* x 4.62	10'10"M* x 15'1"
Kitchen/Dining	3.05M x 4.62	10'0"M x 15'1"

All room dimensions are shown ↔ x ↓

M = Maximum dimensions.

* = Dimensions not taken into bays.



THREE BEDROOM SEMI-DETACHED/DETACHED WITH PARKING

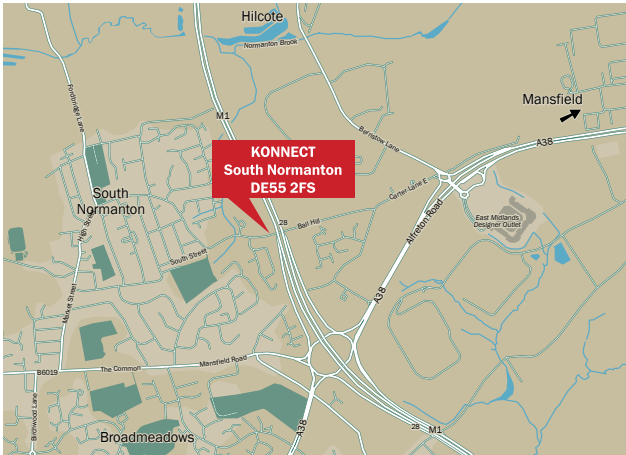
FIRST FLOOR

Bedroom 1	3.05 x 3.32	10'0" x 10'10"
En-Suite	2.62 x 1.21	8'7" x 3'11"
Bedroom 2	3.32M x 2.26M	10'10"M x 7'4"M
Bedroom 3	3.32M x 2.26M	10'10"M x 7'4"M
Bathroom	2.28M x 2.56M	7'5"M x 8'4"M

KONNECT

SOUTH NORMANTON

LOCATION



KONNECT, THORNHILL DRIVE

Konnect creates a new community in South Normanton.

A select development of three bedroom detached and semi-detached homes with parking spaces, Konnect is conveniently located for village amenities and schools and the place for your family to call home.

Quietly buzzing, well-connected South Normanton makes the most of a village lifestyle with the benefits of town and city living and working all within easy reach, making it an ideal location for first time buyers wanting to take their first step onto the property ladder.

Konnect has a wealth of amenities on its doorstep, while the major cities of Derby, Nottingham and Chesterfield are easily accessed by road or rail. Alfreton train station is only two miles from the development.

Recreational facilities are varied and in abundance for the outdoors and leisure. Locally, make the most of the green spaces at South Street Recreation Ground, Lees Lane Sports Ground and the numerous footpaths.

The village offers pubs, takeaways, a local shop and is under a mile from the East Midlands Designer Outlet, & nearby Chesterfield town centre provides a wide variety of restaurants, the cinema & retail therapy.

Within a short drive discover the stunning Derbyshire countryside, the Peak District National Park and the beautiful parkland at Hardwick Hall; all perfect for family leisure time together.

RIPPON HOMES LTD.

Freephone: 0800 169 7644

Email: sales@RipponHomes.co.uk

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SPECIFICATIONS

EXTERNAL FEATURES:

- uPVC double glazed windows and french doors
- GRP composite front door in Black
- Door bell
- Outside PIR light to the front
- Buff riven paving slabs to the path and patio area
- Black tarmac driveways
- Turfed and enclosed rear gardens

INTERNAL FEATURES:

- Skimmed ceilings finished with white emulsion
- All woodwork to be finished in white gloss
- All walls magnolia excluding kitchen, bathroom and en-suite which are finished in white
- Internal doors 5 panel finished in white gloss
- TV point to living room, kitchen & Master Bedroom
- Smoke Detectors
- Energy saving light bulbs fitted to specified rooms
- Carpets fitted throughout with vinyl flooring to the kitchen/dining area & WC

CENTRAL HEATING:

- Gas fired central heating system
- Thermostatic radiator valves to all specified rooms

KITCHEN FEATURES:

- Choice of fitted kitchens and worksurfaces – subject to build stage
- Stainless steel sink
- Stainless steel electric oven, gas hob and chimney hood with splashback

BATHROOM / EN-SUITE FEATURES:

- All white sanitaryware
- Choice of wall tiles – subject to build stage
- Extractor fans to bathroom & en-suite

Important Notice – Although the company has endeavoured to produce these particulars with care and accuracy, they should be treated as a general guidance and for illustration purposes only. They cannot be relied upon as accurately describing any of the Specified Matters prescribed by or under the Property Misdescription Act 1991 and they do not constitute a contract or warranty or any part thereof. The dimensions shown should not be used for carpet sizes, appliance spaces, furniture or furnishings.

