



Patrick Place, Chellaston

élan

The home you've been searching for



A home by Elan homes is built for living. A place you can call your own, where your individual style blends seamlessly with our innovative designs to deliver the quality you deserve at a price you never dreamed possible. A new home, a new life, a new way of living – it all starts here at Patrick Place, Chellaston.

Patrick Place, Chellaston

Luxury living in the leafy suburbs simply doesn't come much better than this. Situated in the southern-most part of Derby, Patrick Place, Chellaston is a charming semi-rural development with panoramic views of beautiful countryside on two sides. A real local community, life is centred on small local shops, a post office, a selection of pubs, popular local schools and a well-maintained park area that boasts a children's playground along with well-utilised football and cricket pitches. Patrick Place offers the best of both worlds; a quiet haven away from the hustle and bustle, located just off the A50 and yet just 5 miles south of Derby City Centre and its many and varied facilities.

Commuting couldn't be easier, with the M1 and M42 just a short distance from home, and the fast A50 connecting to the M6. When your work is done, you'll enjoy the very best of Derbyshire and the Peak District countryside just a few minutes away, the charming market towns of Ashbourne and Uttoxeter all within easy reach, and superb shopping and leisure facilities of Derby just down the road. Together it makes Patrick Place the ideal location for you, for your family and for your lifestyle.

Designed down to the last detail

We put great care and attention to detail into all our homes, to make them the perfect choice for you. With modern and stylish appliances, the best fixtures and fittings, as well as our optional design package means we can tailor- make your home just the way you want it.

Discover the best of Derby

Ideally located for commuting to Nottingham and Leicester and beyond, Patrick Place is situated in the suburb of Chellaston, just five miles south of Derby City Centre. Located in the southern-most part of the city it borders Shelton lock to the north and South Derbyshire to the south. Here's a quick guide to all the essentials, with everything you need to make you feel at home from day one.

Going out

With Derby City Centre just a short distance from Chellaston, there's always somewhere to go, things to do, places to see. But if you fancy staying even closer to home, here are some places popular with the locals for a relaxing drink and a bite to eat:

Crewe & Harper - Tel 01332 700641
Woodshop Lane, Swarkestone DE73 7JA

The Bonnie Prince - Tel 01332 702275
166 Swarkestone Road, Chellaston DE73 5UE

Sport and Leisure

Surrounded by fabulous countryside, the options for leisure in Chellaston and Derby are pretty much endless. Derby is home to several high profile sports clubs and offers a wide range of facilities catering for all tastes. Derby QUAD is the new centre for arts and film and has two cinemas plus a host of other amenities. The Robert Ludlam theatre offers an exciting and diverse programme of entertainment. Darley Park is a fantastic outdoor space and annual host to one of the largest, free, open-air concerts in the UK.

Shopping

Small shops and supermarkets in Chellaston offer a wide range of everyday essentials, while Derby city centre is divided into two main sections. In one, the recently opened Westfield shopping Centre offers everything from cutting-edge

fashion to fine food. While an older section, known as the Cathedral Quarter, offers a more traditional shopping experience and is home to many small, specialist shops, smart boutiques and relaxing eateries.

Places of interest

Derby's many museums and art galleries attract a lot of visitors. As does the city centre Anglican cathedral, with its imposing high tower – the third highest in the country. Derby Gaol is well worth a visit, based in the dungeons of the Derbyshire County Gaol. As well as a host of other interesting and varied places to discover – all on your doorstep.

Transport

As a suburb of Derby in the East Midlands, Chellaston is extremely well connected for commuting or travelling further afield, with excellent rail and road links. Situated just off the A50, which links with the nearby M1, bringing all the region's commercial centres within easy reach. Close by is Nottingham East Midlands Airport, ideal for overseas trips for business and pleasure alike.

Healthcare

Chellaston Healthcare
High Trees Health Centre, Tel 01332 72077
2 Manor Road, Chellaston

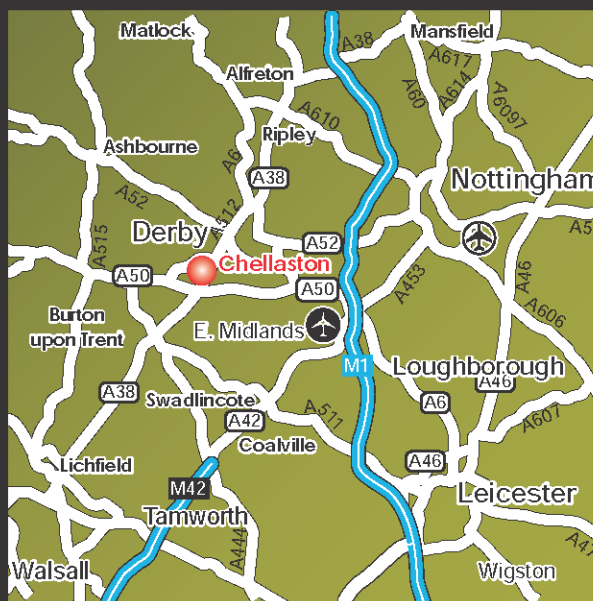
Chellaston Dental Practice, Tel 01332 701143
15b Derby Road, Chellaston



Patrick Place

Sinfin Moor Lane, Chellaston, Derby DE73 5WG

Call/Fax 01332 703990



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Elan Homes - Northern

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Specification

Patrick Place Specification

Lifestyle

Kitchen

Choice of quality fitted kitchen with laminate worktop and upstands	✓
Built-in single electric oven	✓
Gas hob and canopy style cooker hood in stainless steel	✓
Integrated dishwasher	✓
Plumbing for washing machine	✓
Pelmet lighting to kitchen	✓

Bathroom and En-suite

Contemporary white bathroom suite with chrome taps	✓
Electric thermostatically controlled shower (selected housetypes only)	✓
Choice of wall tiling to bathroom and en-suite*	✓
En-suite to master bedroom	✓
En-suite to bedroom 2 (selected housetypes only)	✓

General

White painted interior doors with chrome furniture	✓
Downstairs cloakroom	✓
Magnolia finish to all walls	✓
Smooth finish to all ceilings	✓
Recessed spot lights to specified rooms	✓
Turfing or landscaping to front and rear garden	✓

Electrical

TV point to lounge	✓
TV point to master bedroom and bedroom 2	✓
Telephone point to lounge/hall	✓
Shaver socket to en-suite*	✓

Energy Saving Features

PVCu double glazed sealed units with adjustable ventilators to windows	✓
Gas central heating	✓

Safety and Security

High security patio/French doors with lockable handles to windows*	✓
Interconnected smoke detectors*	✓
Electronic burglar alarm system	✓
24 hour customer care (2 years)	✓
Peace of mind with 10 year NHBC Warranty	✓

Key

✓ Standard

X Not available

* Where applicable

Please liaise with Sales Executive to confirm specification range of your preferred property. Purchasers must check their individual specifications prior to making a reservation.

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