



WISTANES GREEN

WESSINGTON





Views of Wessington



# WISTANES GREEN

WESSINGTON

If you’re looking for a new home that has that something extra; that makes you smile when you arrive home; and where quality and high specification are standard, may we recommend Wistanes Green, a superior selection of 3 and 4 bedroom homes by Wildgoose Homes.

A Wildgoose Home combines all the comforts and advantages of modern day living in a superbly designed house which is spacious and bright and which you’ll be proud to call home. Just take a look at the specification to see what is included as standard, you’ll be amazed; with a choice of designer kitchens complemented by Bosch appliances, Roca & Hansgrohe sanitary ware, and the ability to control your heating from a smart phone or tablet.





# WESSINGTON & DERBYSHIRE



View from the rear of Wistanes Green



1 Nearby Matlock has a thriving town centre 2 The Peak District is renowned for its hill walking 3 The splendour of Chatsworth House 4 Matlock is well connected to the Midlands and beyond



Wistanes Green lies within the attractive village of Wessington, with a village green and surrounded by open countryside. Wistanes Green is derived from historic notes referencing “Wistanestone”, the Anglo Saxon name for Wessington. With a nursery and primary school, village pub, church, fish & chip shop and walks through local landscape, Wessington with its sense of community is a great place to live.

Close by are the delightful Derbyshire Dales and the Peak District National Park offering some of the most picturesque scenery in the country to explore. A variety of outdoor pursuits, the market towns of Matlock and Bakewell and the splendours of Chatsworth House and Haddon Hall mean you are spoilt for choice when deciding what to do on a day out.







# SPECIFICATIONS

## Kitchen Features

- Contemporary designed kitchen in a choice of high gloss and contrasting colours with soft drawer and door close system
- Premium profile worktops in a range of finishes with complementing up stand and glass splash back
- Stainless Steel 1 ½ bowl sink and drainer with Grohe chrome mixer tap
- LED spotlights to underside of kitchen wall units
- Bosch integrated Hotair oven
- Bosch integrated Microwave oven
- Bosch QuickTherm integrated ceramic hob
- Integrated extractor hood
- Integrated fridge/freezer
- Integrated dishwasher

## Utility Features\*

- Worktop in a range of finishes with complementary upstand to match the kitchen
- Stainless steel sink with chrome mixer tap
- Dedicated area for laundry appliance

## Bathrooms

- Roca contemporary styled basin with Hansgrohe chrome mixer tap
- Fitted under basin storage unit with drawer
- Roca wall hung floating wc with concealed cistern and chrome push plate finish
- Contemporary white Roca bath with glass and chrome bath screen
- Glazed and chrome edged shower enclosure\*
- Hansgrohe RainAir shower with chrome valves
- Illuminated de-misting mirror with shaver/electric toothbrush point
- Chrome heated ladder towel rail

- Choice of modern contemporary wall tiling. Half height ceramic wall tiling – full height to shower cubicles and bath areas. Tiled window cill
- Choice of quality floor finishes to match

## En Suite

- Roca contemporary styled basin with Hansgrohe chrome mixer tap
- Fitted under basin storage unit with drawer
- Roca wall hung floating wc with concealed cistern and chrome push plate finish
- Glazed and chrome edged shower enclosure
- Hansgrohe overhead shower head with chrome valves
- Illuminated de-misting mirror with shaver/electric toothbrush point
- Chrome heated ladder towel rail
- Choice of modern contemporary wall tiling. Half height ceramic wall tiling – full height to shower cubicles and bath areas. Tiled window cill.
- Choice of quality floor finishes to match

## Cloakroom

- Roca contemporary white sanitary ware with Hansgrohe chrome mixer tap to the basin
- Wall tiling above wash hand basin with tiled floor to match

## Wardrobes

- Choice of fitted sliding door wardrobes to the master bedroom with shelf and chrome hanging rail\*

## Electrical

- Stylish chrome finished sockets and switches throughout

- LED chrome down lights to the kitchen, bathroom and ensuite
- TV points to lounge, dining/family area and bedrooms
- Position for flat screen TV to centre of lounge wall
- Electric spur to fireplace position
- Feature external lighting to front and rear elevations
- Power and lighting to the garage
- Telephone point to lounge and master bedroom
- Mains operated smoke detectors

## Heating

- High efficiency Worcester Bosch gas boiler with radiators and individual thermostatic radiator valves
- Control heating and hot water remotely with a wireless thermostat and App via your smart phone or tablet

## Internal Features

- Walls - smooth plastered internal, matt finish in soft white
- Ceilings – smooth plastered with a white matt finish
- Feature oak faced doors throughout
- Polished chrome ironmongery
- Modern profile skirting and architrave finished in white
- Stylish staircase in a white finish with contrasting feature oak handrail

## Windows and External Doors

- High performance coloured PVCu windows with sealed unit double glazing and lockable chrome handles
- Panoramic aluminium, bi-fold doors and / or French doors\*

- Feature GRP front door with multi point locking system
- High security locks to all external doors
- Low maintenance up and over garage door

## External Features

- Traditionally constructed by local crafts people with feature roof
- Traditional boundary walling and hedging\*
- Landscaped garden to the front\*
- Turf to rear garden
- Feature tegula block paving or tarmac to driveway with edging strip
- Feature buff paving to pathways and patio
- Gardens to the rear enclosed with 1.8m high close boarded fencing
- External water tap
- House number plaque

## General

- 10 year Premier Guarantee warranty
- A management company will be formed to take responsibility for the shared roads and common areas, a service charge will be levied annually.

\*plot specific

In line with our policy of continuous improvement we reserve the right to alter the specification without prior notice.

## BUYER'S CHOICES

Kitchen unit doors and worktops.  
Sliding wardrobes to the master bedroom (detached homes only).  
Bathroom under basin storage unit.  
Tiling to the bathroom and en suite.



# WILDGOOSE a history of quality, reliability and ethics

A Wildgoose Home combines all the comforts and advantages of modern day living in a superbly designed house that you'll be proud to call home. Stylish, robust, economic to run and practical to live in. The design and finishing is subject to exacting standards and we trust you admire the results

Our dedication to building outstanding homes is the foundation to our success and our renowned reputation.

A family company with more than 100 years of experience in construction. Our open and honest approach to building, mixed with traditional values and a reputation for quality and reliability, makes Wildgoose the natural choice for your new home.

Our customers are our first priority and part of buying a Wildgoose home is our invaluable assistance in helping you along the way, from reservation of your new home to collecting your keys and moving in.

*Jonathan Wildgoose*





# BEAUTIFULLY CONNECTED

Wistanes Green is ideally located for the nearby towns of Alfreton and Matlock with their wide range of leisure facilities, golf courses, an array of shops, and plenty of places to eat out.

Ten minutes away from the A38 and 15 minutes from J28 of the M1, makes Wessington an ideal location for commuting to Derby, Nottingham, Mansfield and Sheffield. Alfreton train station offers excellent rail links to London and the rest of the country.

**Distance from Wistanes Green to:**

- Alfreton 3 miles
- A38 3 miles
- Matlock 4 miles
- M1 junction 28 7 miles
- Mansfield 13 miles
- Derby 17 miles
- Nottingham 21 miles
- East Midlands Airport 30 miles
- Wessington Primary School 5 minute walk
- Local doctors surgery in South Wingfield 5 minute drive
- Ogston Reservoir for sailing and fishing 5 minute drive

\*All distances are approximate

[www.wistanesgreen.co.uk](http://www.wistanesgreen.co.uk)  
For further information, please contact Fidler Taylor Tel. 01629 580228




**Fidler Taylor**  
new homes

**Fidler Taylor**  
16 Crown Square, Matlock, Derbyshire DE4 3AT  
Tel: 01629 580228 • Email: [matlock@fidler-taylor.co.uk](mailto:matlock@fidler-taylor.co.uk)  
[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



**Wildgoose**  
HOMES

**Wildgoose Homes Ltd.**  
Horsefair House, 35 King Street, Alfreton, Derbyshire, DE55 7BY  
Tel: 01773 546400 • Email: [info@wildgooseconstruction.co.uk](mailto:info@wildgooseconstruction.co.uk)  
[www.wildgoosehomes.co.uk](http://www.wildgoosehomes.co.uk)



**premier**  
guarantee

Computer-generated images and photographs are indicative-only, unless otherwise stated and in line with our policy of continuous improvement, we reserve the right to alter the layout, style, specification and/or landscaping detail at any time. Floor plans are not to scale and all dimensions shown are approximate – the information is taken from working drawings which may result in some variation on completed properties. These particulars should not be relied upon as accurately describing any of the specific matters referenced by any order under the Property Misdescriptions Act 1991. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. The development name may not always be retained for the purposes of postal registration.



[www.wildgoosehomes.co.uk](http://www.wildgoosehomes.co.uk)