

THE WHITE HART

West Hallam



Spacious living area

The White Hart

Quality, tailored to your tastes...

Based in the village of West Hallam, between Nottingham and Derby and close to the Peak District, this prestigious development comprises 7 spacious and distinctive 4/5 bed homes on a small and exclusive plot. Set on the edge of the village and fringed by fields, each home is built to the very highest standards, in keeping with DLUX's philosophy.

Inside, the use of superior materials - from brushed chrome fittings through to oak-styled doors - create a distinct feeling of quality, integrated alarms and video door bells add convenience, comfort and extra peace of mind.

Outside, modern decking adds character while bi-fold doors help create a seamless transition between home and garden.

While the quality of finish in these beautifully built homes is high, the finishing touches are always provided by you - with a wide choice of kitchen colours, carpets, tiles and fittings to suit your own personal tastes.

It's true quality, tailored to you.



Intro



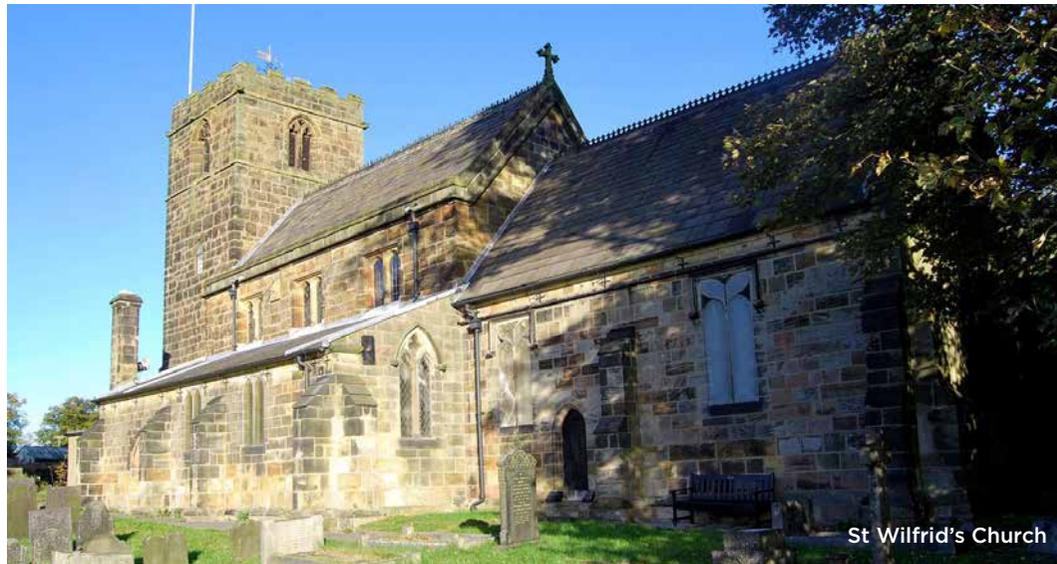
The Peak District



ShIPLEY COUNTRY PARK



STRAW'S BRIDGE NATURE RESERVE



ST WILFRID'S CHURCH

THE HISTORIC VILLAGE

The White Hart – at the heart of the local community

Dating back before the Domesday Book of 1086, and with one of its churches - St Wilfrid's - over 700 years old, West Hallam has a long history. Part of a large family estate until the early 20th century, it has also served as a proud mining community. Since 1960, the village has been landscaped and restored to its former rural appeal, attracting a steady growth in housing and interest. Taking its name from a pub that once served West Hallam, The White Hart development is on the southern edge of the village, but still close to the heart of the community.

Today, West Hallam is a lively and well-serviced village with two pubs and GP surgeries, along with a small shopping centre. There's also a village hall, community centre and an art and crafts gallery, together with public recreation areas including the popular 'Swan Lake' at Straw's Bridge. The village is good for education too, with a local primary and pre-school and a number of well-regarded secondary schools in the close catchment area.

Although there is no mainline station in the village, several are nearby. Located close to the A609, West Hallam is a 20-minute drive (7 miles) from Derby, 30 minutes (10 miles) from Nottingham, and 15 minutes (6 miles) from the M1. Birmingham is just over an hours' drive away, meaning that the village is well placed for commuting and wider travel.



The Historic Village



Location



-  West Hallam
-  West Coast Mainline
-  Main Road
-  Motorway
-  Airport



Site plan

The White Hart, West Hallam, Ilkeston DE7 6GW





The White Hart







High specification bathroom

Specification

When you buy a new DLUX home, imaginative design and exceptional build quality are included as standard – along with a superb level of specification, which has been selected with great care to enhance your home. And need we say, every one of our homes is finished with meticulous attention to detail, listed are some of the features that you will find at The White Hart.

KITCHEN

- Modern, quality fitted kitchen and worktops.
- Colour choice of high gloss finish.
- Built-in oven.
- Hob and canopy style cooker hood.
- Integrated fridge freezer.
- Wine chiller fridge (5 beds only).
- Integrated dishwasher.
- Stylish sink with chrome taps.

UTILITY ROOM

- Sink and drainer.
- Washing machine points.
- Tumble dryer point.

BATHROOM & EN-SUITES

- Contemporary bathroom suite with chrome taps.
- Thermostatically controlled shower.
- Towel rails in all to bathrooms and en-suites.

GENERAL

- Light oak interior style doors.
- White emulsion finish to all walls.
- Smooth finish to all ceilings.

ELECTRICS

- Ceiling downlights to all rooms.
- Brushed chrome light switches and sockets.
- USB point in all main rooms.
- Electric vehicle charging point.

GARDEN AREA

- External tap.
- Decking/paving area.
- Traditional lawn gardens to the rear.
- External light.

SAFETY & SECURITY

- Bi-fold doors with lockable handles.
- Smoke detectors in main areas.
- Carbon monoxide detectors in appropriate areas.
- Video doorbell system with motion sensors.
- Integrated alarm system.
- Entrance porch up/down lights.

ENERGY SAVING FEATURES

- PVC high quality windows with adjustable ventilation.
- High efficiency gas central heating.





The White Hart - Plot 5 & 8 (Handed)



Ground



First

Living	20' 2" x 21' 8" (Max)	6140mm x 6614mm
Kitchen/Breakfast/Dining	20' 2" x 13' 9" (Max)	6140mm x 4200mm
Laudry	4' 8" x 4' 6" (Max)	1422mm x 1380mm
WC	6' 11" x 4' 6" (Max)	2110mm x 1380mm
Hall	7' 9" x 6' 4" (Max)	2367mm x 1920mm

Bedroom 1	13' 4" x 13' 5" (Max)	4057mm x 4100mm
En-Suite	6' 6" x 7' 3" (Max)	1983mm x 2222mm
Bedroom 2	10' 9" x 12' 9" (Max)	3270mm x 3889mm
Bedroom 3	12' 1" x 11' 2" (Max)	3674mm x 3400mm

Bedroom 4	9' 1" x 12' 9" (Max)	2770mm x 3889mm
Bathroom	10' 5" x 5' 10" (Max)	3178mm x 1778mm

Room measurements given are approximate only. Floor plans, dimensions and specifications are correct at the time of going to print.



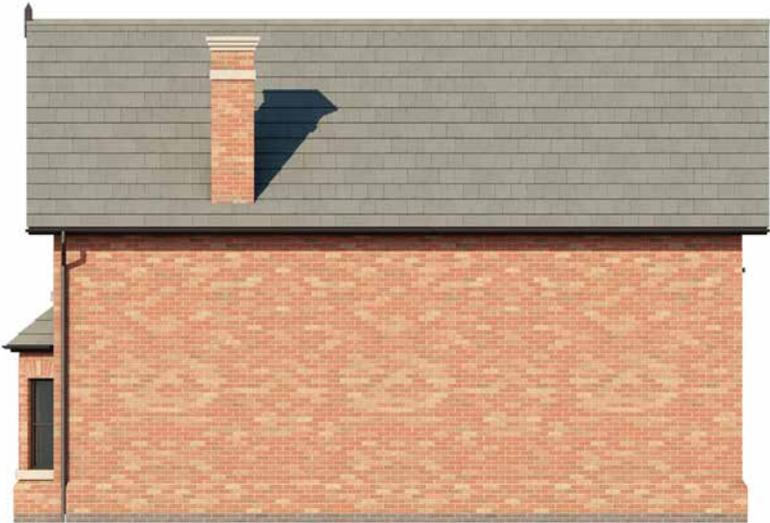
Front elevation



Side elevation



Elevations



Side elevation



Rear elevation



DLUX
developments

Rising above the ordinary

DLUX was established in 2017 by three property specialists, each with over 30 years' experience covering refurbishment, new build, quantity surveying and finance. Bringing these complementary skills together, and determined to rise above the ordinary, we established our guiding vision: to create distinctive, stylish and desirable homes which maximised both space and budgets. At the heart of this is an absolute commitment to quality – in materials, design and project management. Since our first development in Market Drayton, DLUX currently have six other projects across the Midlands and the South West. At the same time, we are building a reputation for quality and desirability that owners will be proud to call their home.

The White Hart

Designed for quality of life, all homes by DLUX are built with care and attention to detail. Sharing a driveway on a private plot, each is detached with its own garage and gardens to the rear. Downstairs, a porch opens into a lobby with cloakroom, leading into a generously sized open plan living space for cooking, dining, living and sharing. Fitted with your choice of fixtures, the well-equipped kitchen includes an island (5 Bed) for added ease and convenience.

Upstairs there's a good-sized family bathroom and four bedrooms, one of them en-suite, and an office/study to meet the demands of family living. To the rear, large windows introduce plenty of light while sliding bi-fold doors open up the garden and outside world. Each home is ready-made and ready to live in.

They're just awaiting your final design decisions and loving touch.





High specification, modern kitchen design



The White Hart - Plot 6 & 7 (Handed)



Ground



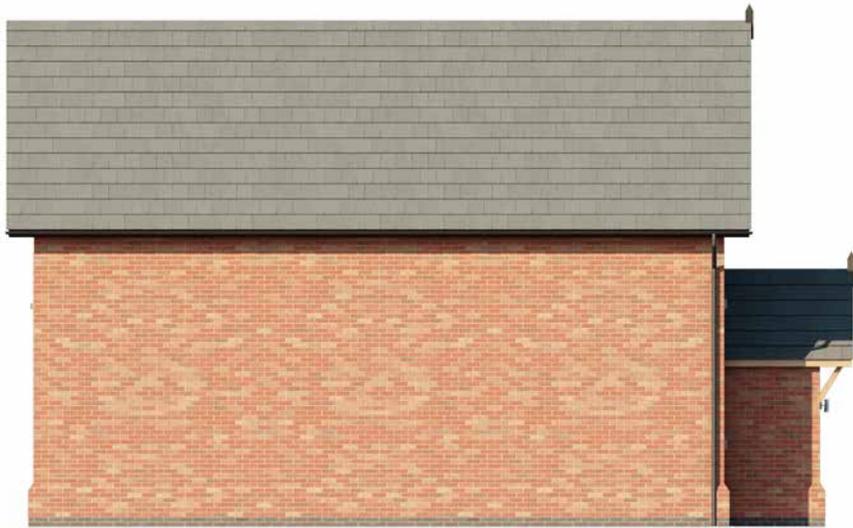
First

Living	20' 6" x 16' 0" (Max)	6252mm x 4879mm
Kitchen/Breakfast	20' 6" x 11' 10" (Max)	6252mm x 3613mm
Utility	7' 3" x 4' 9" (Max)	2209mm x 1457mm
WC	6' 5" x 4' 11" (Max)	1953mm x 1497mm
Hall	7' 10" x 9' 10" (Max)	2400mm x 2996mm

Bedroom 1	12' 11" x 10' 4" (Max)	3943mm x 3150mm
En-Suite	9' 1" x 3' 10" (Max)	2756mm x 1160mm
Bedroom 2	12' 6" x 10' 6" (Max)	3819mm x 3201mm
Bedroom 3	1' 6" x 8' 9" (Max)	3819mm x 2667mm

Bedroom 4	7' 3" x 13' 8" (Max)	2209mm x 4171mm
Bathroom	6' 5" x 8' 0" (Max)	1950mm x 2431mm

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Side elevation



Front elevation



Side elevation



Rear elevation



Elevations



The White Hart





Master bedroom with En-Suite shower room



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The White Hart, West Hallam, Ilkeston DE7 6GW | Tel: 0203 888 0011 | www.dluxdevelopments.co.uk

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