



EUREKA LODGE
GARDENS
SWADLINCOTE



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TAKING INSPIRATION FROM EUREKA LODGE, THE VICTORIAN GENTLEMAN'S RESIDENCE BUILT IN THE 1890'S FOR JOHN WRAGG, A LOCAL ENTREPRENEUR, MALLARD HOMES BRINGS YOU AN EXCLUSIVE AND UNIQUE DEVELOPMENT OF 13 DETACHED, 2 AND 3 BEDROOM BUNGALOWS, IN A MATURE LANDSCAPED SETTING.

Eureka Lodge Gardens seamlessly blends modern new build with Victorian design features and materials reclaimed from the grand villa. With attractive Victorian-style fretted barge boards, ornamental dentil brickwork with contemporary and modern design, Eureka Lodge Gardens offers a home to be proud of. The retained original gate pillars create an exclusive sense of arrival as you enter the peace and solitude of this secluded location.

SWADLINCOTE, DERBYSHIRE

SITUATED IN SOUTH DERBYSHIRE BETWEEN THE FAMOUS BREWING TOWN OF BURTON-UPON-TRENT AND THE DELIGHTFUL MARKET TOWN OF ASHBY-DE-LA-ZOUCH, AND BEING IN THE HEART OF THE NATIONAL FOREST, SWADLINCOTE HAS A HISTORY BUILT ON MINING AND POTTERIES.

SWADLINCOTE OFFERS A GREAT SENSE OF COMMUNITY. WALK DOWN THE TRAFFIC FREE HIGH STREET ON A FRIDAY OR SATURDAY MORNING AND YOU CAN'T MISS IT. GROUPS OF PEOPLE CHATTING AND PASSING THE TIME; QUEUES OF EAGER SHOPPERS IN THE BAKERS AND THE BUTCHERS SHOPS; A THRIVING TRADITIONAL HARDWARE SHOP AND BUSY GREENGROCERS; CAFES FULL OF FRIENDS TAKING THE WEIGHT OFF THEIR FEET; A BUSTLING MARKET 3 TIMES EACH WEEK (INCLUDING A FARMERS MARKET ON THE 3RD SATURDAY OF EACH MONTH) HAPPILY TRADING ALONGSIDE THE OTHER SHOPS.


WITH BANKS, SUPERMARKETS, CINEMA, PUBS, RESTAURANTS AND PARKS ALL IN CLOSE PROXIMITY, SWADLINCOTE HAS IT ALL.


ON THE DOORSTEP OF EUREKA LODGE GARDENS IS EUREKA PARK, A GREEN OASIS OFFERING A HOST OF RECREATIONAL ACTIVITIES FOR ALL AGES INCLUDING SPORTS COURTS, BOWLING GREEN, CHILDREN'S PLAY AREA, PICNIC AND PERFORMANCE AREAS.

FOR THE MORE ADVENTUROUS, THE NATIONAL FOREST OFFERS GREAT OUTDOOR EXPERIENCES. THIS 200 SQUARE MILE FOREST HAS A WONDERFULLY VARIED LANDSCAPE FOR FAMILY FUN DAYS OUT, EXPLORING, WALKING AND CYCLING. THE SWADLINCOTE SKI AND BOARDING CENTRE IS ALSO ON YOUR DOORSTEP OFFERING A LARGE LEISURE FACILITY AND DRY SKI SLOPE.




 **RAIL LINKS** (*Burton upon Trent, 6.6 miles*)

 **SCHOOLS** (*St Edwards Catholic Primary School & Springfield Junior School – 5 mins walk
The Pringle Academy – 10 mins walk*)

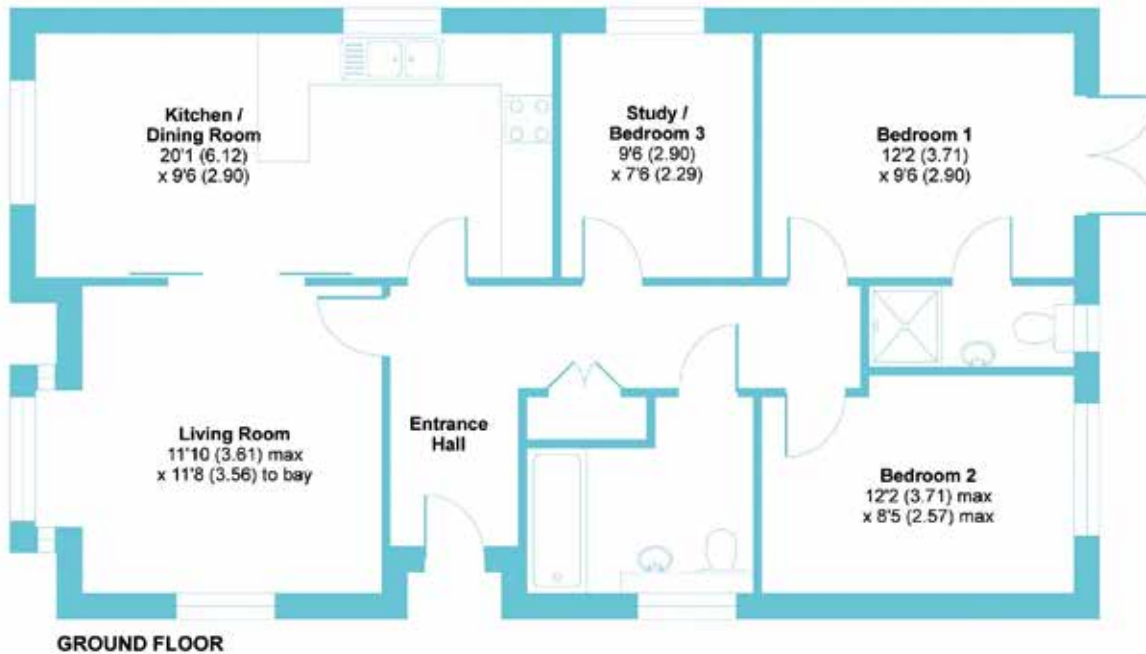
 **ROAD LINKS** (*A511 linking Burton upon Trent to the A42 and M1 – 0.5 miles*)

 **EATERIES** (*0.5 miles*)

 **MEDICAL** (*Heartwood Medical Practice and Swadlincote Health Centre – 1.1 miles*)



THE BRETBY (Plots 4, 5, 6 & 8)



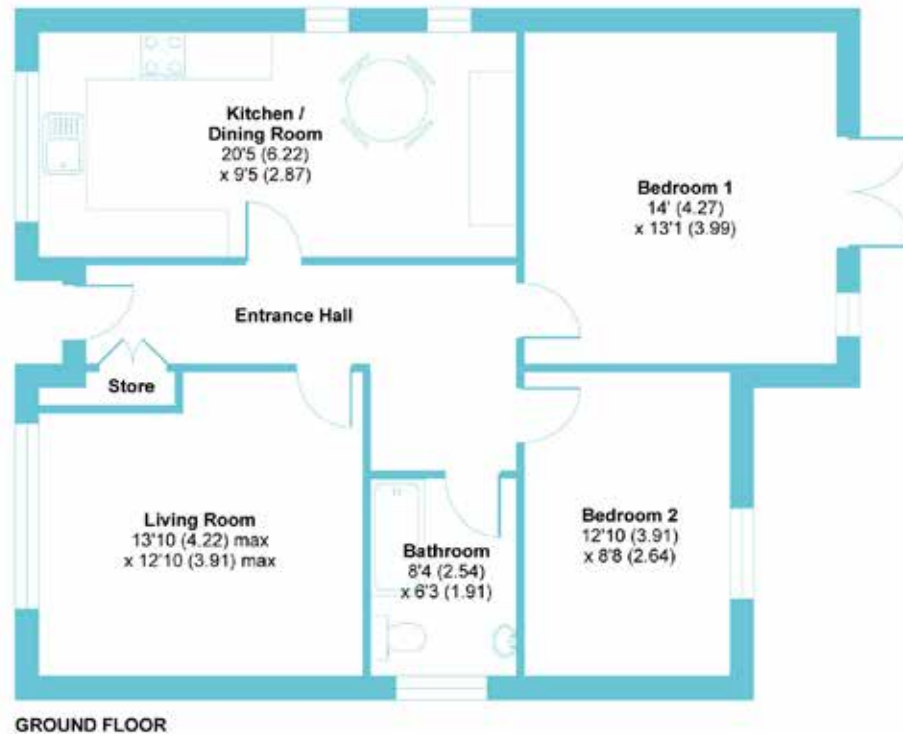
This three bedroom bungalow is opened up by a central hallway leading to a large living room with feature bay window, an impressive open plan kitchen/dining room, a family bathroom and three bedrooms. The master bedroom boasts an ensuite and French doors to the private garden.

ROOM DIMENSIONS

Living Room	3.61 x 3.56m	(11'10" x 11'8")
Kitchen/Dining	6.12 x 2.90m	(20'1" x 9'6")
Bedroom 1	3.71 x 2.90m	(12'2" x 9'6")
Bedroom 2	3.71 x 2.57m	(12'2" x 8'6")
Bedroom 3	2.29 x 2.9m	(7'6" x 9'6")
Bathroom	2.70 x 2.31m	(8'10" x 7'7")



THE CORNISH (Plots 1, 7 (handed), 9, 12 & 13)



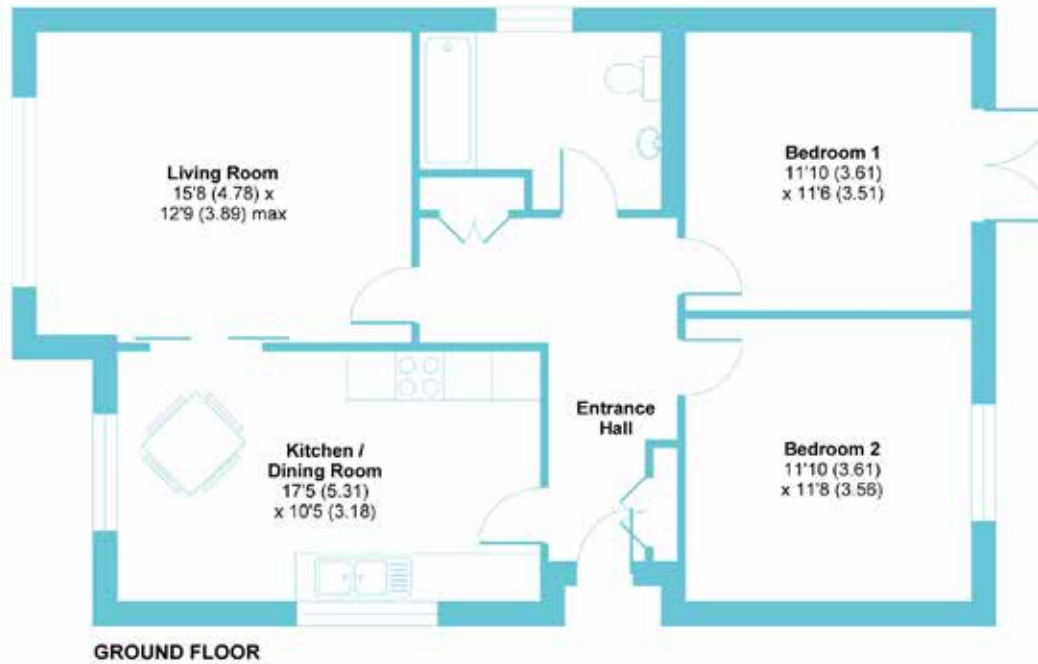
This classic style double fronted bungalow comprises a central hallway leading to a large living room a spacious open plan kitchen/dining room featuring a modern fitted kitchen, a family bathroom and two bedrooms. The large master bedroom benefits from French doors to the private garden.

ROOM DIMENSIONS

Living Room	4.22 x 3.91m	(13'10" x 12'10")
Kitchen/Dining	6.22 x 2.87m	(20'1" x 9'5")
Bedroom 1	3.99 x 4.27m	(13'1" x 14'0")
Bedroom 2	2.64 x 3.91m	(8'8" x 12'10")
Bathroom	1.90 x 2.55m	(6'3" x 8'4")



THE KILN (Plots 2 & 3 handed)



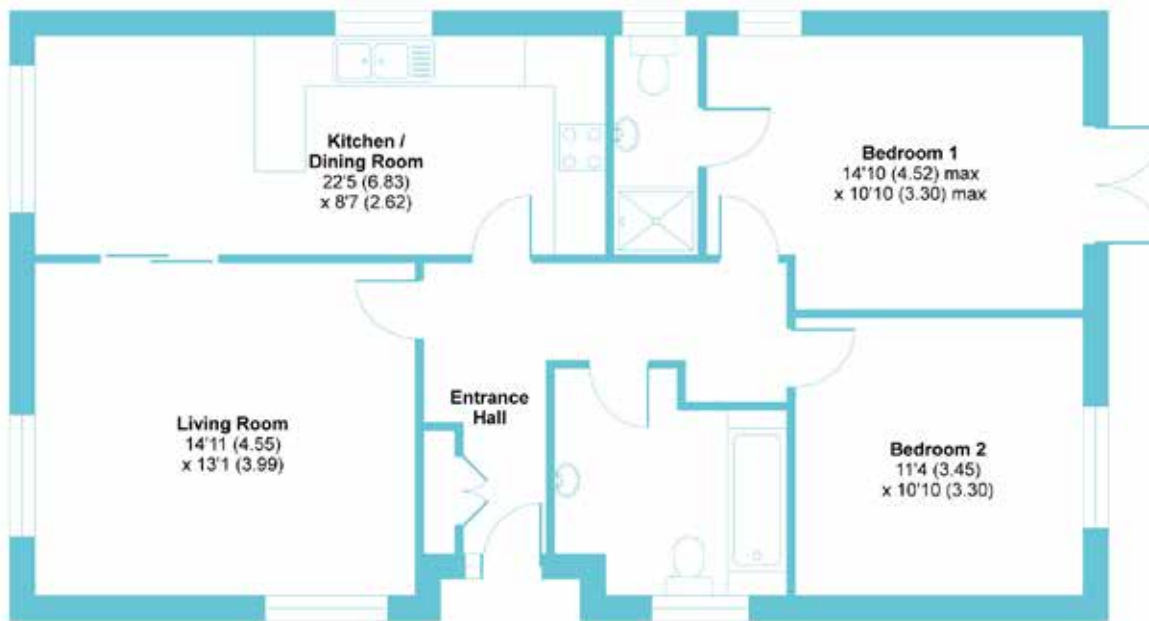
This delightful property comprises a central hallway leading to a large living room, a spacious open plan kitchen/dining room featuring a modern fitted kitchen, a family bathroom and two bedrooms. The large master bedroom benefits from French doors to the private garden.

ROOM DIMENSIONS

Living Room	4.78 x 3.89m	(15'8" x 12'9")
Kitchen/Dining	3.61 x 3.51m	(17'5" x 10'5")
Bedroom 1	3.61 x 3.56m	(11'10" x 11'6")
Bedroom 2	3.60 x 3.57m	(11'10" x 11'8")
Bathroom	3.05 x 2.20m	(10'0" x 7'3")



THE GRESLEY (Plots 10 & 11)



GROUND FLOOR

This well designed and spacious bungalow comprises a central hallway leading to a large living room a spacious open plan kitchen/dining room featuring a modern fitted kitchen, a family bathroom and two double bedrooms. The large master bedroom benefits from an ensuite bathroom and French doors to the private garden.

ROOM DIMENSIONS

Living Room	4.55 x 3.99m	(14'11" x 13'1")
Kitchen/Dining	6.83 x 2.62m	(22'5" x 8'7")
Bedroom 1	4.52 x 3.30m	(14'10" x 10'10")
Bedroom 2	3.45 x 3.30m	(11'4" x 10'10")
Bathroom	2.76 x 2.20m	(9'1" x 7'3")



SPECIFICATION

CONSTRUCTION

- Timber frame construction with brick outer leaf
- Clay roof tiles with clay ridge tile
- Decorative barge boards
- Art stone cills to windows and feature brick dentil courses
- White PVCu double glazed window units
- Composite external door with multipoint security lock
- LABC Warranty 10-year cover

INTERNAL

- Painted white walls and ceilings with matt emulsion
- Solid core veneered internal doors in timber door frames with satin/brushed chrome door furniture.
- Softwood skirtings and architraves with satin paint finishes.
- Non-slip vinyl to kitchen, bathroom, ensuites

KITCHEN

- Choice* of Howden's kitchen with soft closing doors
- 38mm thick worktops* with matching upstand
- Single electric oven, cooker hood extractor and black glass splashback.
- Gas hob
- Integrated 50/50 fridge freezer.
- Integrated slimline dishwasher.
- Space for washer/dryer *
- Inset 1.5 bowl with mono-block mixer tap.
- LED downlighting

* Choices and certain extras are available subject to the build stage of each property from a selected range.

AGENTS NOTE:

These particulars are for guidance only and do not in any way form part of a warranty or guarantee. We reserve the right to make alterations to the specification and elevational treatments without prior notice.

BATHROOM AND ENSUITE

- Contemporary white sanitary ware with complimentary satin anodised finish fittings
- Glazed shower screen to bath with thermostatic shower mixer/bath filler taps
- Bathroom- fully tiled* over bath, splash back above hand basin
- En suite with glazed enclosure, thermostatic mixer valve & rain-dance shower head
- En-suite fully tiled* shower enclosure, splash back above hand basin
- Mirror
- Heated chrome towel rail
- LED downlighting

EXTERNAL

- Block paved driveways and parking spaces
- Coloured precast concrete flags to paths and patio
- Front gardens to be turfed and planted
- Rear gardens to be seeded or turfed depending on season
- 1.80-metre-high close boarded timber fence to rear gardens
- External water tap and electric socket
- External security lighting

SERVICES

- Telephone connection point to lounge and bedroom 1 (purchaser to arrange connection)
- TV and satellite point in lounge, kitchen/dining and all bedrooms
- Digital TV aerial
- Intruder alarm



SITE LAYOUT

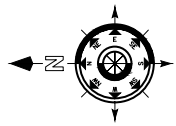
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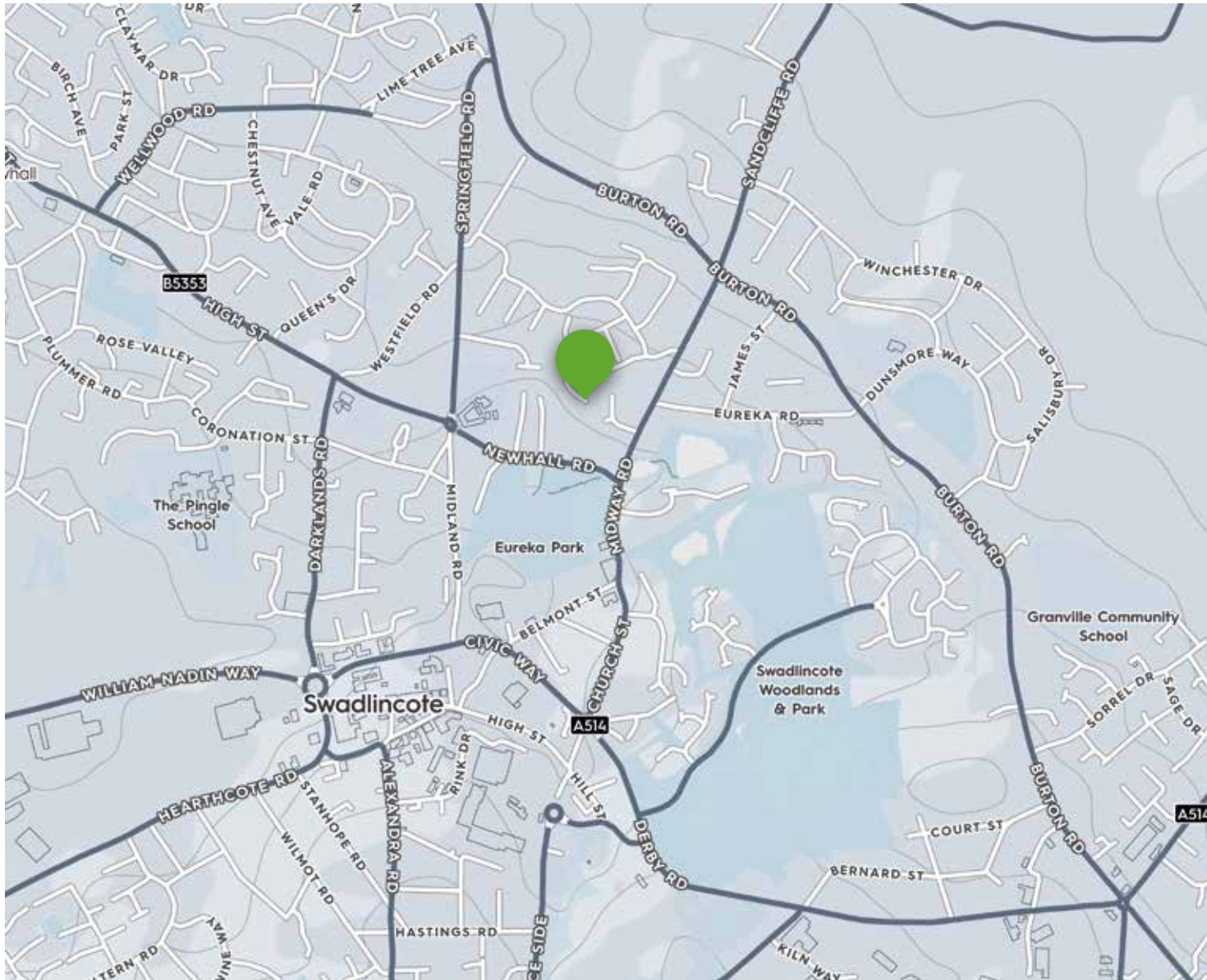
THE BRETBY - 4, 5, 6 & 8

THE CORNISH - 1, 7, 9, 12 & 13

THE KILN - 2 & 3

THE GRESLEY - 10 & 11





DIRECTIONS

From Burton upon Trent:

Follow the A511 road east to Ashby for approximately 5 miles. At Midway, turn right at the crossroads (Sainsbury's Local) on to Midway Road (B586); take the first right onto Tennyson Avenue. Turn left onto Wordsworth Avenue and left again onto Shelley Road. Eureka Lodge Gardens is clearly identified by the Agency board at the end of Shelley Road.

From J23A M1:

At J23A, take the A42 towards Birmingham. Continue on the A42 for 8 miles then take the slip road to the A511 Ashby/Burton/Coalville. At the roundabout, take the fourth exit onto A511 and stay on the A511 for approximately 6 miles to Woodville. At the Woodville Asda petrol station roundabout, take the 2nd exit onto A514. At the next roundabout turn right onto Church Street, pass Eureka Park on the left and then take 2nd left onto Tennyson Avenue. Turn left onto Wordsworth Avenue and left again onto Shelley Road. Eureka Lodge Gardens is clearly identified by the Agency board at the end of Shelley Road

SATNAV POSTCODE

DE11 0DY

EUREKA LODGE GARDENS

SWADLINCOTE



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