



Normanhurst Park



Welcome to

Images for illustration purposes only

D A R L E Y D A L E

Normanhurst Park

Normanhurst Park
Matlock
Derbyshire
DE4 3BQ

Welcome to Normanhurst Park, an exclusive development of premium homes located in the beautiful town of Darley Dale, just north of Matlock.

Built with locally sourced materials, every house type has been carefully designed to blend seamlessly with the area's existing landscape, creating quality, timeless homes. Each residence is thoughtfully constructed to provide expansive living spaces, perfectly tailored for contemporary family life and enhanced comfort set amidst the historic parish's tranquil charm.



D A R L E Y D A L E

Area Guide

A growing community, Darley Dale has everything you need for day-to-day life just a short walk away including a medical centre, children’s play area, post office and supermarket. The town also features several traditional pubs and local restaurants perfect for casual dinners or celebrating special occasions, alongside a variety of cafes where you can sit back and relax with a morning coffee and pastry.

Located between Matlock and Bakewell, you will never be short of activities living in Darley Dale. Close to both Chatsworth House and Haddon Hall, the town is set in the Derwent Valley on the edge of the picturesque Peak District, perfect for those wanting to spend time in the great outdoors. For family-friendly adventure experiences, Peaks and Paddles Outdoor Adventure offers canoeing, kayaking, caving and abseiling.

Local Schools

0,4 miles	1.1 miles	1.4 miles	2.7 mile	10.9 miles
Darley Dale Primary School	All Saints CE Junior School	South Darley CE Primary School	Highfields School	Chesterfield College

Connectivity Guide

1.7 miles 5 mins	1.9 miles 6 mins	9.9 miles 20 mins	13.4 miles 29 mins	23 miles 40 mins	21.2 miles 52 mins	36.4 miles 54 mins	150 miles 3 hours 20 mins
Matlock Train Station	Matlock	Chesterfield	M1	Derby City Centre	Sheffield City Centre	East Midlands Airport	London



D A R L E Y D A L E

Specification

Showcasing a premium finish throughout, this collection of luxury homes has been designed with stunning open-plan living spaces, exceptional integrated kitchens and welcoming reception rooms.

Each space has been crafted with excellence, with a range of high-end finishes and optional upgrades to choose from.

Ready from the moment you arrive, each of these incredible properties is finished with a beautiful landscaped garden. Seamlessly integrated into the design, your new garden serves as an extension of your home, accessible through elegant French or bi-folding doors that effortlessly connect your living or dining area to the outdoors. So whether you need space for children to play or for adults to entertain, homes at Normanhurst Park have everything you need.

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Filburn Semi

Semi-detached | Three bedrooms | Two bathrooms

Plots 1 & 16

Room Dimensions

Ground Floor

Kitchen/Dining	4.9m x 3.1m
Living	3.6m x 4.9m
Hall	2.1m x 3.2m
W.C.	1.3m x 1.6m
Store 1	2.5m x 0.8m

First Floor

Bedroom 1	3.3m x 2.6m
Bedroom 1 Ensuite	1.2m x 1.9m
Bedroom 2	3.6m x 2.8m
Bedroom 3	2.4m x 2.0m
Bathroom	2.2m x 2.4m



Ground Floor



First Floor

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Hawksmoor

Semi-detached | Two bedrooms | One bathroom

Plots 3 & 4 (Pictured) *Plots 2 & 17 (Variation)*

Room Dimensions

Ground Floor	Plots 3 & 4 (Pictured)
Kitchen/Dining	3m x 3.8m
Living	4.1m x 3.8m
W.C.	1.2m x 1.5m
Store 1	1.8m x 0.8m

First Floor	Plots 3 & 4 (Pictured)
Bathroom	1.7m x 2.2m
Bedroom 1	3.8m x 3m
Bedroom 2	3.1m x 3.8m (Max)
Store 2	1.8m x 0.8m

Ground Floor	Plots 2 & 17 (Variation)
Kitchen/Dining	3m x 3.7m
Living	4.1m x 3.7m
W.C.	1.2m x 1.5m
Store 1	1.8m x 0.8m

First Floor	Plots 2 & 17 (Variation)
Bathroom	1.6m x 2.1m
Bedroom 1	3m x 3.7m
Bedroom 2	3.1m x 3.7m
Store 2	0.8m x 0.9m



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Filburn

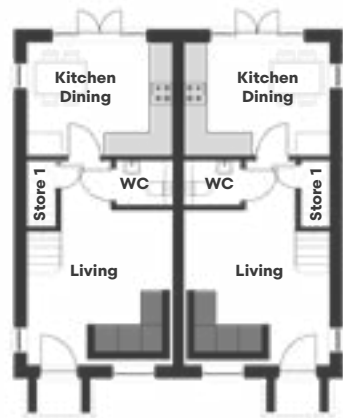
Detached | Three bedrooms | Two bathrooms

Plot 5

Room Dimensions

Ground Floor	
Kitchen/Dining	3.1m x 4.9m
Living	3.6m x 4.9m
Hall	2.1m x 3.2m Max
W.C.	1.3m x 1.6m
Store 1	2.5m x 0.8m

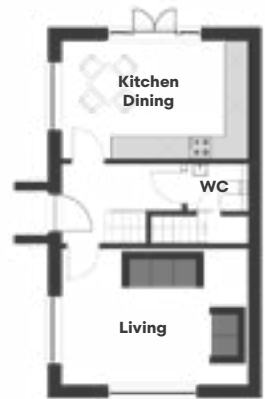
First Floor	
Bedroom 1	3.4m x 2.6m
Bedroom 1 Ensuite	1.9m x 1.2m
Bedroom 2	2.8m x 3.6m
Bedroom 3	2.4m x 2m
Bathroom	2.2m x 2.4m



Ground Floor



First Floor



Ground Floor



First Floor

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Kinder

Bungalow | Three bedrooms | Two bathrooms

Plot 6

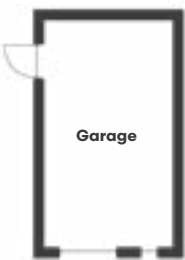
Room Dimensions

Ground Floor

Kitchen/Dining	4.5m x 3.8m
Living	5.2m x 3.8m
Hall	5.7m (Max) x 1.6m
Bathroom 1	2.6m x 2m
Bedroom 1	3.8m x 3.2m
Bedroom 1 Ensuite	1.4m x 2.6m
Bedroom 2	3.8m x 2.9m
Bedroom 3	4m x 2m
Garage	6m x 3.4m
Store	0.8m x 0.8m



Ground Floor



Garage



Ground Floor



First Floor

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Brackenhurst

Bungalow | Three bedrooms | Two bathrooms

Plot 7

Room Dimensions

Ground Floor

Kitchen/Dining	3.8m x 4.6m
Living	5.2m x 3.8m
Hall	3.5m x 2.3m
Bathroom 1	1.8m x 2.3m
Bedroom 1	3.1m x 5.7m
Bedroom 1 Ensuite	3.1m x 1.2m
Bedroom 2	3.2m x 3.4m
Bedroom 3	2.9m x 1.9m
Garage	6m x 3.4m
Store 1	1.2m x 0.7m
Store 2	0.8m x 0.7m

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Smedley

Bungalow | Three bedrooms | Two bathrooms

Plot 8

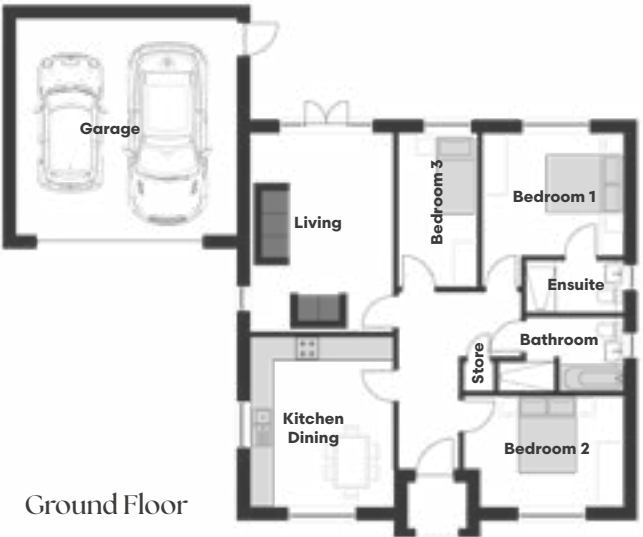
Room Dimensions

Ground Floor

Kitchen/Dining	4.9m x 3.8m
Living	5.2m x 3.8m
Hall	1.6m x 6.3 (Max)
Bathroom	2.6m x 2m
Bedroom 1	3.2m x 3.8m
Bedroom 1 Ensuite	2.6m x 1.4m
Bedroom 2	4.2m x 2.9m
Bedroom 3	4.1m x 2.1m
Garage	5.9m x 5.7m
Store	0.8m x 0.8m



Ground Floor



Ground Floor

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Oker

Bungalow | Three bedrooms | Two bathrooms

Plot 9

Room Dimensions

Ground Floor

Kitchen/Dining	4.5m x 3.8m
Living	5.2m x 3.8m
Hall	4.7m x 1.6m
Bathroom	2.6m x 2m
Bedroom 1	3.8m x 3.2m
Bedroom 1 Ensuite	2.6m x 1.4m
Bedroom 2	4.2m x 2.9m
Bedroom 3	4.1m x 2.1m
Garage	5.9m x 5.7m
Store	0.8m x 0.8m

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Derwent

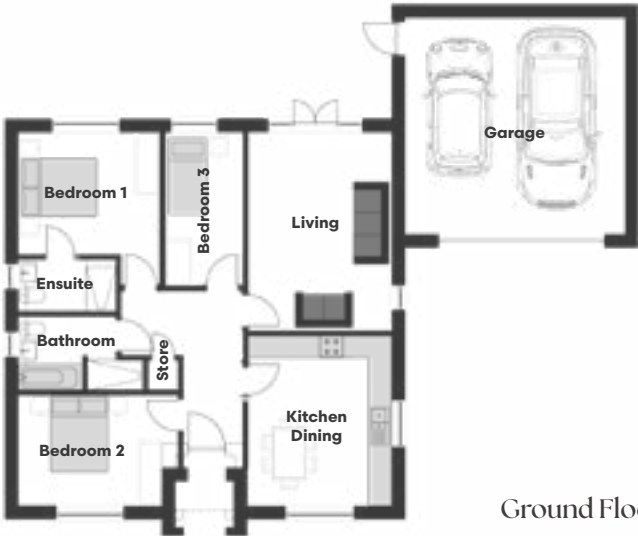
Bungalow | Three bedrooms | Two bathrooms

Plots 10 & 13

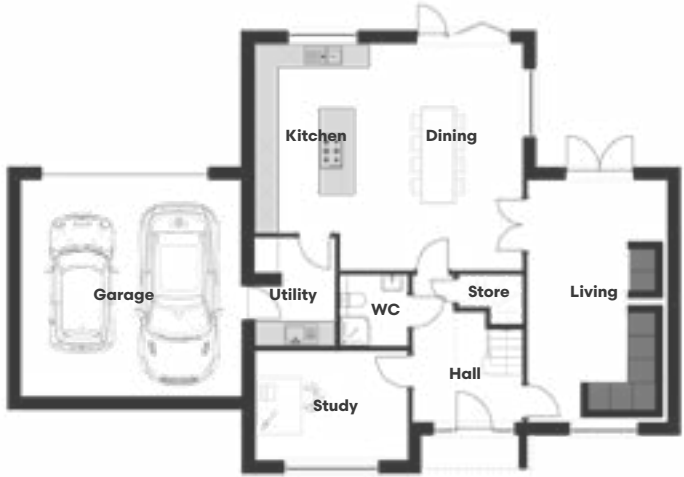
Room Dimensions

Ground Floor

Kitchen/Dining	3.8m x 4.5m
Living	5.2m x 3.8m
Hall	4.0m x 1.6m
Bathroom	2.6m x 2m
Bedroom 1	3.8m x 3.2m
Bedroom 1 Ensuite	2.6m x 1.4m
Bedroom 2	2.9m x 3.8m
Bedroom 3	4m x 2m
Garage	5.9m x 5.7m
Store	0.8m x 0.8m



Ground Floor



Ground Floor



First Floor

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High Ridge

Detached | Five bedrooms | Three bathrooms

Plot 11

Room Dimensions

Ground Floor

Kitchen	3m x 5m
Dining	4m x 6m
Utility	2.1m x 2.8m
Living	6.4m x 3.7m
Hall	2.9m x 3.9m
W.C.	1.9m x 1.8m
Study	2.9m x 4m
Store	1.7m x 0.9m
Garage	5.7m x 5.9m

First Floor

Bedroom 1	5.3m x 4m (Max) 3.2m (Min)
Bedroom 1 Ensuite	1.9m x 2.2m
Bedroom 2	3.7m x 3.5m
Bedroom 2 Ensuite	2.3m x 1.3m
Bedroom 3	2.9m x 4m
Bathroom	2.2m x 2.6m
Bedroom 4	2.9m x 3.5m
Bedroom 5	3.7m x 2.7m

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Priory House

Detached | Five bedrooms | Three bathrooms

Plot 12

Room Dimensions

Ground Floor

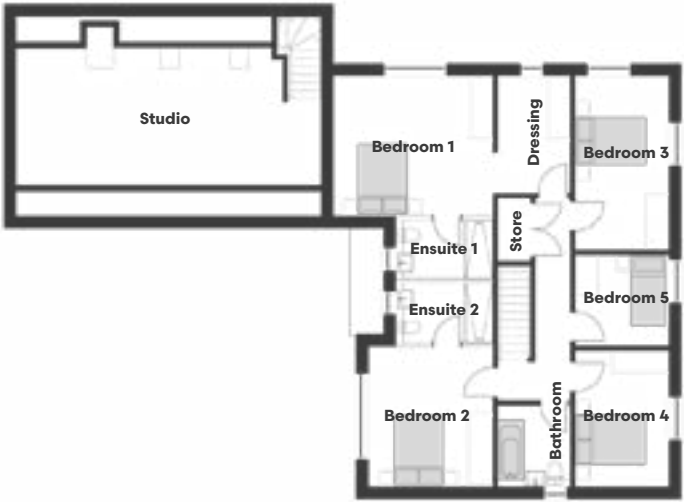
Kitchen/Dining	7.5m x 3.9m
Utility	2.6m x 2.1m
Living 1	4m x 5.7m
Hall	3.8m x 3m
W.C.	1.1m x 1.8m
Living 2	4.3m x 3.9m
Study	4.5m (Max) x 2.4m
Garage	8.8m (Max) x 5.7m

First Floor

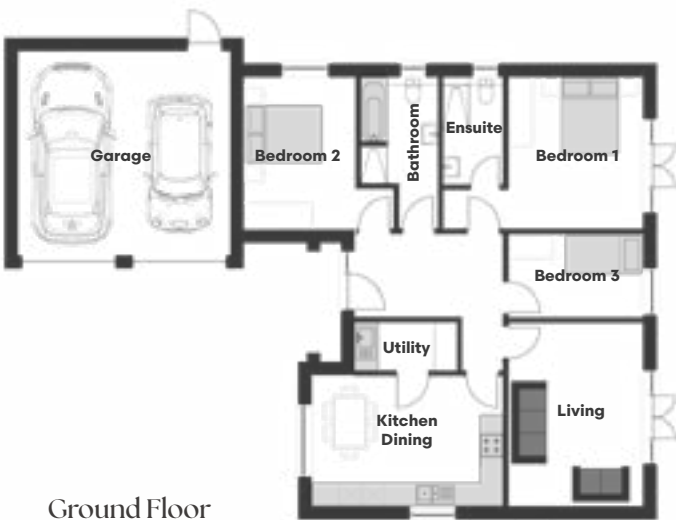
Bedroom 1	4m x 4.6m
Bedroom 1 Dressing	2.1m x 3.4m
Bedroom 1 Ensuite	1.7m x 2.8m
Bedroom 2	4m x 3.6m
Bedroom 2 Ensuite	1.7m x 2.8m
Bedroom 3	2.7m x 5m
Bedroom 4	3.9m x 2.7m
Bedroom 5	2.7m x 2.6m
Bathroom	2.1m x 2.3m
Studio (Above Garage)	8.8m x 4m
Store	2.2m x 0.9m



Ground Floor



First Floor



Ground Floor

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Glade

Bungalow | Three bedrooms | Two bathrooms

Plot 14

Room Dimensions

Ground Floor

Kitchen/Dining	5m x 3.4m
Utility	1.3m x 2.7m
Living	4.8m x 3.6m
Hall	3.9m x 2.2m
Bathroom	2m x 4m
Bedroom 1	3.6m x 4m
Bedroom 1 Ensuite	1.6m x 2.8m
Bedroom 2	3m x 4m
Bedroom 3	2.2m x 3.6m
Garage	5.4m x 5.6m

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Starkholmes

Detached | Five bedrooms | Three bathrooms

Plot 15

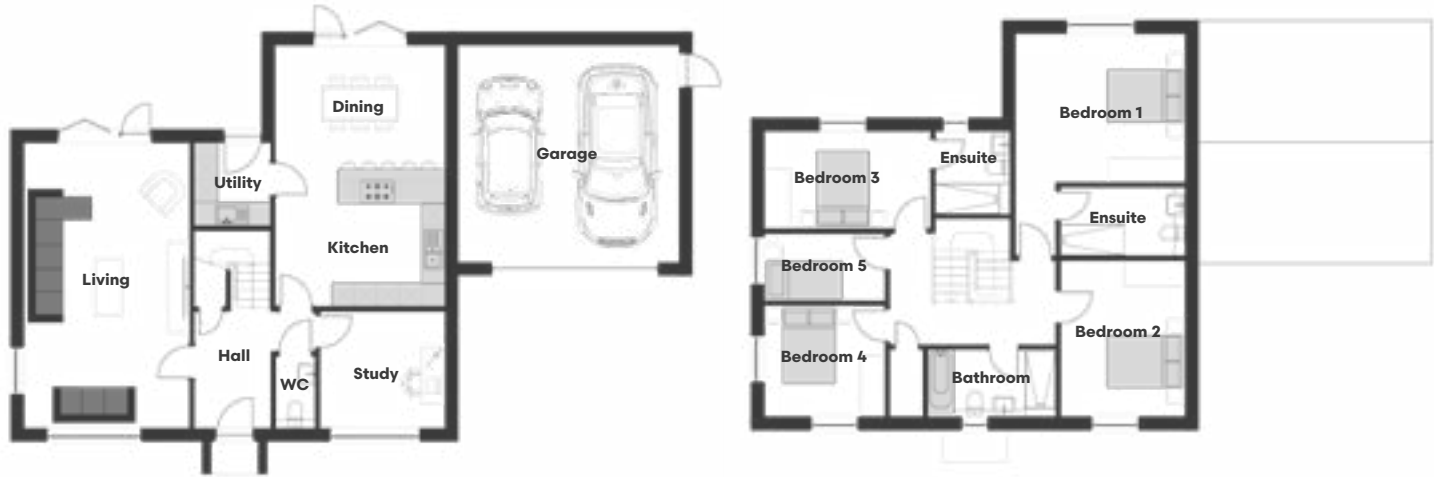
Room Dimensions

Ground Floor

Kitchen	4.4m x 3.6m
Dining	4.4m x 3.3m
Utility	2m x 2.2m
Living	7.5m x 4.3m
Hall	2m x 3.1m
W.C.	1.1m x 1.9m
Study	3.1m x 3.3m
Garage	5.9m x 5.7m

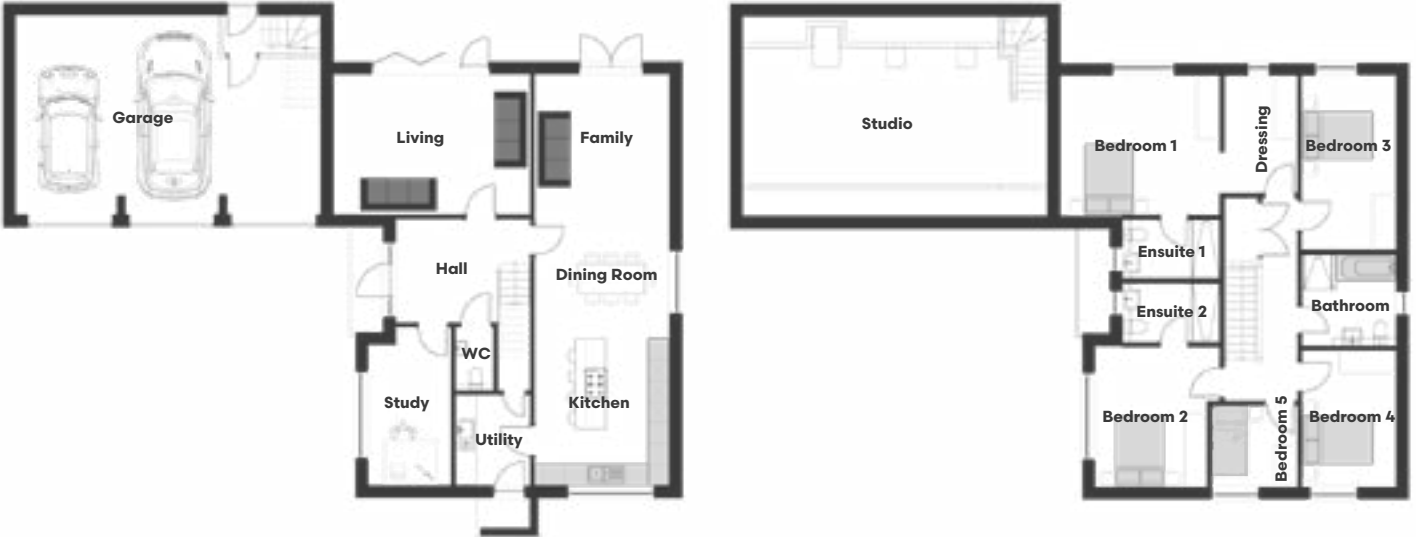
First Floor

Bedroom 1	4m x 3.9m
Bedroom 1 Ensuite	1.8m x 3.3m
Bedroom 2	2.6m x 4.4m
Bedroom 2 Ensuite	2m x 2.2m
Bedroom 3	3.3m x 4.1m
Bedroom 4	3.2m x 2.9m
Bedroom 5	3.2m x 1.8m
Bathroom	3m x 1.8m
Store 1	0.8m x 1.2m



Ground Floor

First Floor



Ground Floor

First Floor

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Haddon House

Detached | Five bedrooms | Three bathrooms

Plot 18

Room Dimensions

Ground Floor

Kitchen	4.2m x 3.8m
Dining	3.2m x 3.8m
Family	4.3m x 3.8m
Utility	2.6m x 2.1m
Living	4m x 5.6m
Hall	3.8m x 3m
W.C.	1.1m x 1.8m
Study	4.5m (Max) x 2.4m

First Floor

Bedroom 1	4m x 5m
Bedroom 1 Ensuite	1.7m x 2.8m
Bedroom 1 Dressing	2.1m x 3.4 m
Bedroom 2	3.2m x 4m
Bedroom 2 Ensuite	1.7m x 2.8m
Bedroom 3	5m x 2.7m
Bedroom 4	3.9m x 2.7m
Bedroom 5	2.5m x 2.3m
Bathroom	2.6m x 2.7m
Garage	5.7m x 8.8m (Max)
Studio (Above Garage)	4m x 8.7m





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