



MH

MAKE HOMES

VICTORIA MEWS

Beautifully designed, expertly built

A stunning collection of
47 houses and apartments

www.makehomes.com/victoriacrescent

MAKE HOMES
VICTORIA MEWS

Beautifully designed, expertly built

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“Creativity is nothing but a
mind set free.”

-Torrie T. Asai

LIVING AT VICTORIA MEWS

VICTORIA MEWS IS A COLLECTION OF TWO
AND THREE BEDROOM HOMES.

LOCATED ON VICTORIA CRESCENT IN BURTON-ON-TRENT,
THE DEVELOPMENT IS PRIMED IN AN EXCELLENT LOCATION
MINUTES AWAY FROM ALL THE DESIRED AMENITIES.

Excellent facilities just a matter of minutes away, include Burton on Trent railway station, Burton town centre, local parks, Burton and South Derbyshire College and Burton Hospital.

Victoria Mews is the perfect place for families to set up home as there are a number of highly rated schools in the vicinity. Local bus services also make it easy to travel in the surrounding area.

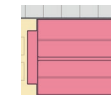
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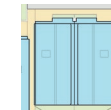
House Type Key Plan



The Athena



The Apollo



The Ares



SUPERIOR LANDSCAPE

The centre of the Victoria Mews development has been designed to offer a fantastic green public open space.

DISCOVER BURTON

GETTING NOTICED IN DE14 WITH THE VERY BEST IN LUXURY LIVING IN BURTON UPON TRENT, VICTORIA MEWS IS A STRIKING COLLECTION OF 2,3 & 4 BEDROOM CONTEMPORARY HOMES, WHERE LOCATION, LUXURY & LIFESTYLE COMBINE WITH UNCOMPROMISING QUALITY AND METICULOUS ATTENTION TO DETAIL.

Located off Horninglow Road, with its busy parade of shops and less than 1 mile from Burton Town centre, VC is the perfect position to benefit from the best of both worlds, enjoying the peace and quiet of the position, whilst embracing the lifestyle that living close to town offers.

THINGS TO DO

Burton is world renowned for its Beer and a visit to the Bass Museum is a must see, Skiing and Snowboarding at both Swadlincote and Tamworth all year round are great fun.

Go barging on the Trent and Mersey canal and visit the Marina's with their Boutique Shops at Barton and Willington.

The National Forest with its many visitor attractions are close by including Conkers at Moira, Cycle riding at Hicks Lodge and Rosliston Visitor centre are all great attractions for children.

Twycross Zoo is a short car journey as is the National Arboretum.

HEALTH & FITNESS

There is no shortage of places to keep fit and healthy with Bannatyne's Health Club & Spa at St. Peter's Retail Park, the recently opened Hilton at St. Georges Park and of course Burton leisure Centre.

Burton enjoys a whole host of sporting facilities to suit your taste ranging from watching Football at the Pirelli stadium with Burton Albion to playing at Shobnall Playing Fields, for the Oval ball there is Burton Rugby Club, Tennis and Golf also feature and for rowing enthusiasts there is the renowned Burton Leander rowing Club.

EDUCATION

Perfectly positioned for families, taking full advantage of the excellent local schools.

Including the Ofsted rated good, Victoria Community School, De Ferrers Academy, Burton & South Derbyshire College, with independent schools at St. WYSTANS, Foremark and Repton all close by.

SHOPPING

Minutes away from Horninglow Road, with its busy parade of local shops providing local day to day produce, a short bus ride or walk will find you in the centre of town with all its bustling array of shops including the Octagon and Coopers Court Shopping centres, outdoor and indoor markets, restaurants including the popular Winery.

TRANSPORT

The Town of Burton upon Trent is strategically positioned at the heart of the country, like a heartbeat with many arterial roads issuing off including the M42, A38, A50 linking in perfectly with major towns and cities at nearby Derby, Tamworth and Birmingham, whilst excellent local bus services provide swift and easy access into the town Centre.

Burton on Trent train Station is minutes away enhancing the convenience of the location.



The ultimate
SHOWCASE



LOUNGING AROUND

Beautiful spaces to immerse yourself
in your home

KITCHEN

High specification for all your
cooking and entertaining needs





A PLACE TO REST

Relax and unwind in your
new spacious bedrooms

The ultimate
COLLECTION



THE ATHENA

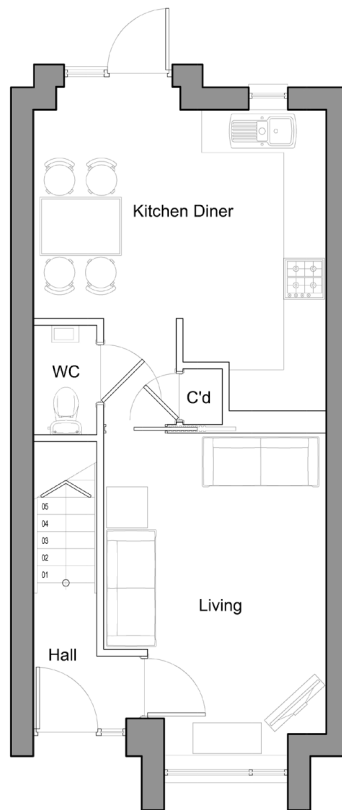
VICTORIA MEWS IS A STRIKING COLLECTION OF 2,3 & 4 BEDROOM CONTEMPORARY HOMES, WHERE LOCATION, LUXURY & LIFESTYLE COMBINE WITH UNCOMPROMISING QUALITY AND METICULOUS ATTENTION TO DETAIL.

An exceptional starter home combining a unique synergy of volume & natural light with home entertaining at its core.

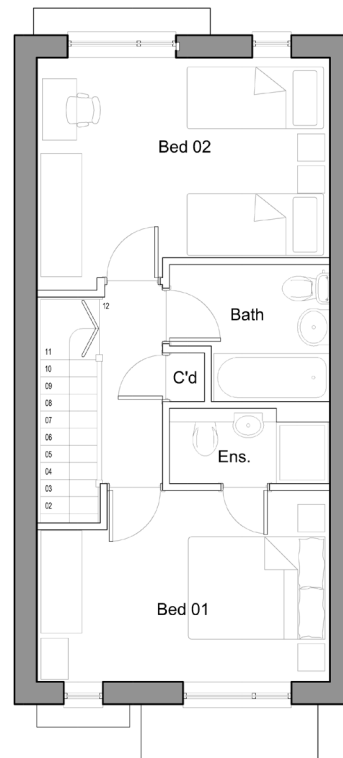
860 sq ft of living space provides spacious 2 bedroom, 2 bathroom accommodation of the highest order.

Economical to run & maintain, making this the ideal FTB or Buy to Let investment, with a low maintenance garden whilst overlooking the central green area.

Call us now to book & arrange your tailored visit to the Marketing Suite to discuss your requirements further and reserve your plot today.



GROUND FLOOR



FIRST FLOOR

DIMENSIONS

GROUND FLOOR

Kitchen/dining	4290mm x 4400mm	14'1" x 14'5"
Lounge	3260mm x 4710mm	10'8" x 15'5"
WC	930mm x 1600mm	3'0" x 5'3"
Hall Space	1570mm x 2130mm	5'2" x 7'0"

FIRST FLOOR

Bedroom 1	4290mm x 2800mm	14'1" x 9'2"
Bedroom 2	4290mm x 3400mm	14'1" x 11'2"
Bathroom	2350mm x 2000mm	7'5" x 6'6"
En-Suite	2350mm x 1100mm	7'8" x 3'7"
Landing	910mm x 2910mm	3'0" x 9'6"

THE ARES

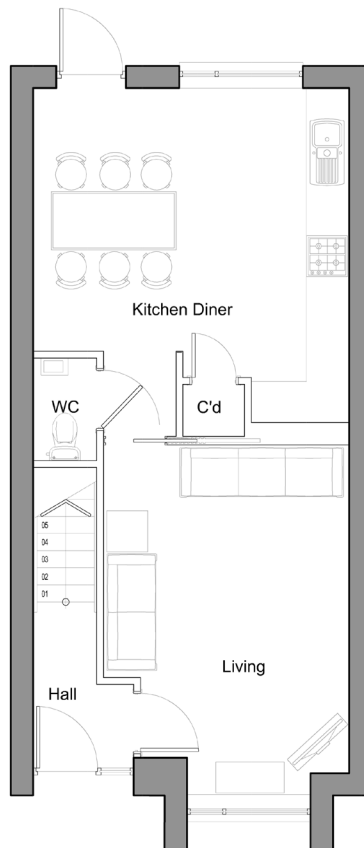
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An exceptional New Home extending to 1000 sq ft of living space offering natural synergy and an abundance of light.

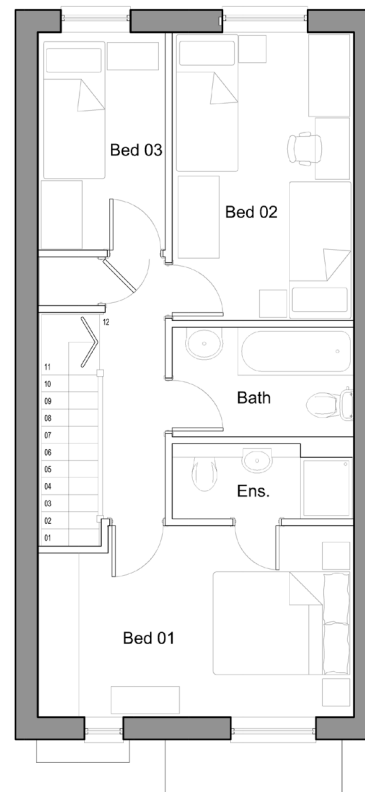
Ultra modern & sophisticated, designed with home entertaining in mind.

Clean lines with a stylish interior provide 3 bedrooms, 2 bathrooms combined with great outdoor space whilst overlooking the central green area.

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GROUND FLOOR



FIRST FLOOR

DIMENSIONS

GROUND FLOOR

Kitchen/dining	4625mm x 4890mm	15'2" x 16'0"
Lounge	3595mm x 5110mm	11'10" x 16'9"
WC	930mm x 1500mm	3'0" x 4'11"
Hall Space	1475mm x 2425mm	4'10" x 7'11"

FIRST FLOOR

Bedroom 1	4625mm x 2800mm	15'2" x 9'2"
Bedroom 2	2660mm x 4215mm	8'8" x 13'10"
Bedroom 3	1865mm x 3170mm	6'1" x 10'4"
Bathroom	2660mm x 1600mm	8'8" x 5'3"
En-Suite	2660mm x 1100mm	8'8" x 3'7"
Landing	935mm x 3830mm	3'1" x 12'6"

THE APOLLO

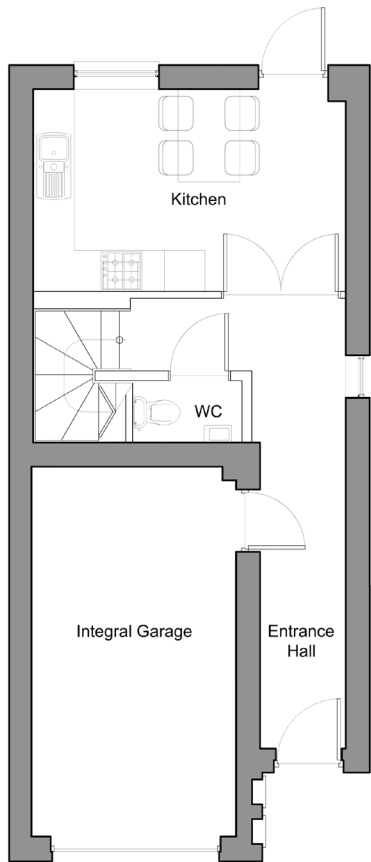
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An exceptional New Home extending to 1490 sq ft of living space over 3 floors.

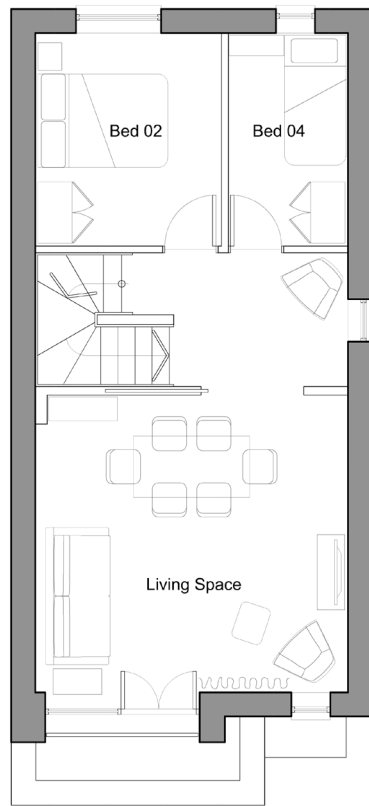
Designed with families in mind offering versatile 4 bedroom living.

A Single garage, combined with a low maintenance rear garden add towards the ambiance overlooking the central green space.

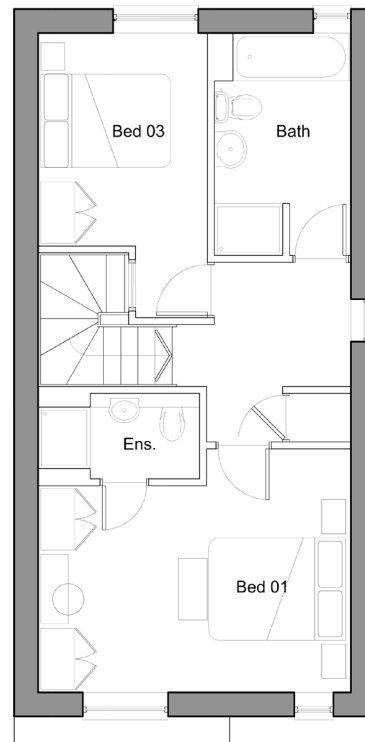
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DIMENSIONS

GROUND FLOOR

Kitchen	4575mm x 2785mm	15'0" x 9'1"
WC	1600mm x 905mm	5'2" x 2'10"
Hall Space	3150mm x 6580mm	10'3" x 21'6"
Garage	2995mm x 5410mm	9'8" x 17'7"

FIRST FLOOR

Bedroom 2	2725mm x 3115mm	8'9" x 10'2"
Bedroom 4	1750mm x 3115mm	5'7" x 10'2"
Lounge	4575mm x 4350mm	15'0" x 14'3"
Landing	3310mm x 1955mm	10'9" x 6'4"

SECOND FLOOR

Bedroom 1	4575mm x 3565mm	15'0" x 11'7"
Bedroom 3	2475mm x 3115mm	8'1" x 10'2"
Bathroom	2000mm x 3250mm	6'7" x 10'8"
En-Suite	2360mm x 1250mm	7'9" x 4'1"
Landing	2615mm x 2625mm	8'7" x 8'7"



The ultimate

SPECIFICATION

QUALITY & STYLE

KITCHENS

Contemporary styled Handleless kitchen with choice of colour and accessories
 Square edged laminate worktop with matching upstand to wall
 Stainless steel one and a half bowl sink (where layout allows) and monobloc mixer tap
 Integrated extract hood and glass splashback to hob
 Smeg Black Glass 4 burner Induction Hob
 Smeg stainless steel single oven
 Intergrated Fridge Freezer
 Integrated Dishwasher
 Plumbing and Electrics for Dishwasher
 Plumbing and Electrics for Washing Machine
 Energy Efficient LED downlights to ceiling
 USB charging outlet

BATHROOMS & ENSUITES

Roca "Dama-N" Sanitaryware
 Back to wall water efficient WC with Dual Flush
 Soft Close Toilet Seat
 Lever operated chrome monobloc mixer taps to basin
 Lever operated chrome monobloc mixer taps to bath
 Chrome thermostatic shower valve
 Low profile shower tray with stainless steel framed clear glass shower enclosure
 Energy efficient LED down lights
 Half height ceramic tiling to walls incorporating sanitaryware appliances
 Full height ceramic tiling to shower area
 Chrome towel radiator (wet system)
 Ceramic Tiled Floor

DECORATIVE

Stop chamfer moulded spindles and newels to staircases
 Hardwood handrail
 Square edge skirting and architraves
 White painted single panel internal door
 Smooth finish ceilings, painted in white emulsion
 Walls painted in Dulux emulsion, colour dependant on Colour Palette
 Woodwork painted in satin white

ELECTRICAL

Battery powered carbon monoxide detector
 Mains wired (with battery back-up) smoke detectors
 White sockets and switches
 Power and Lighting to garage (where applicable)
 Low level TV socket to lounge
 Low level TV socket to bedrooms
 Low level TV socket to kitchen
 High level TV and power socket to lounge
 BT point
 Motion sensor porch light with energy efficient LED bulb
 USB charging outlet to master bedroom

HEATING

Gas fired Combi Boiler for heating and hot water
 Gas fired boiler with unvented hot water system (inc cylinder)
 Thermostatically controlled radiator valves to all rooms (except where thermostat is fitted)
 Programmable control of heating zones

EXTERIOR

Double glazed PVC-u windows
 Double glazed PVC-u doors to patios
 Multi-point door locking system to front and rear
 Up-and-over steel garage door (where applicable)

LANDSCAPING

Turf to rear garden
 1.8m high closeboard boundary fence



#MAKEITYOURS

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VICTORIA MEWS

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We aim to show accurate information and imagery at all times, but we occasionally improve the designs of our homes or specification.
All details are accurate at the time of printing. Please ask your Customer Experience Manager for further details.