



SHERWOOD FIELDS
OXCROFT LANE, BOLSOVER, S44 6DW



- THE HENLEY
TWO BEDROOM HOME
- THE ASHTON
THREE BEDROOM BUNGALOW
- THE CAMBRIDGE
THREE BEDROOM BUNGALOW
- THE WINDSOR
THREE BEDROOM BUNGALOW
- THE WOBURN
THREE BEDROOM BUNGALOW
- THE BURFORD
THREE BEDROOM HOUSE
- THE HARWOOD
THREE BEDROOM HOUSE
- THE THORNHAM
FOUR BEDROOM HOUSE
- THE TENBY
FOUR BEDROOM HOUSE
- THE OXFORD
FOUR BEDROOM HOUSE
- THE ARLINGTON
FIVE BEDROOM HOUSE
- THE PEMBROKE
FIVE BEDROOM HOUSE



Plot 59, 'The Burford' Sherwood Fields,
Bolsover, S44 6DW

£275,000

W
WILKINS VARDY

£275,000

SECOND PHASE NOW RELEASED & RESERVATIONS BEING TAKEN - PLOT 59 - THE BURFORD - DETACHED THREE BED NEW BUILD HOME - 'A' RATED ENERGY EFFICIENCY WITH SOLAR PANELS AND EV CHARGING

The Burford is a delightful three bedroom home and includes a beautiful open plan kitchen, dining and living room complete with bay window. Bi-fold doors open out onto the patio, and the kitchen features designer units, beautiful work surfaces and integrated appliances. The ground floor is completed with a stylish living room along with a bay window, a WC and useful storage area. The spacious first floor landing leads to the three well proportioned bedrooms, dedicated storage space and a modern, family bathroom. There is also an en-suite off the master bedroom. All bathrooms are fitted with stylish sanitary ware and tiling as standard throughout.

A garage, private driveway, large patio area and landscaped gardens complete this charming home.

- Phase 2 Now Released with Reservations Being Taken
- 'A' Rated Energy Efficiency Rating with EV Charging Point & Solar Panels
- Porcelanosa Tiling & Carpets Throughout
- Designer Kitchens with Built-in Bosch Appliances & Bi-Fold Doors
- Three Good Sized Bedrooms
- Garage & Block Paved Drive
- Landscaped Gardens
- 10 Year Build Warranty
- High Specification New Build Home
- Another Quality Stancliffe Homes Site

Sherwood Fields is an exclusive development, situated just off the desirable semi rural part of Oxcroft Lane, just a short distance from nearby open countryside and Bolsover Town Centre, whilst being well positioned for routes into Mansfield and Chesterfield.

The style of the homes on Sherwood Fields has been inspired by the 'Arts & Crafts' architectural movement. The look of these homes is all about simple, traditional detailing, the use of natural materials and the celebration of craftsmanship and individuality. The colour palette across the site has been inspired by traditional 1930's homes to add warmth and depth. Individually designed and constructed to the highest standard. We have a mix of 2,3,4,5-bedroom houses and 3 bedroom bungalows, with a view to creating a multi-generational community.

General

Gas Central Heating
uPVC Double Glazing
EPC - 'A' Rating
10 Year New Build Guarantee
Gross Internal Floor Area - 972 sq.ft.
Secondary School Catchment Area - The Bolsover School
Council Tax Band - TBC
Current Energy Band - TBC
Reservation Fee - £500
Anticipated Completion Date - 2025

The images featured on this advert are indicative and finishes may vary across the development

On the Ground Floor

Entrance Hall

Having a built-in storage cupboard and a staircase rising to the First Floor accommodation.

Guest WC

6'3 x 3'7 (1.91m x 1.09m)
To be fitted with high quality white sanitaryware including a wash hand basin and low flush WC.

Living Room

13'6 x 13'5 (4.11m x 4.09m)
A generous reception room with bay window to the side elevation.

Open Plan Kitchen/Dining/Family Room

20'0 x 11'7 (6.10m x 3.53m)
A bay fronted room to be fitted with a designer kitchen with a wide range of unit styles and colours available.
Laminate worktops with associated edging and upstand.

Inset 1½ bowl stainless steel sink and drainer with mixer tap.
Integrated appliances to include dishwasher, fridge/freezer, washer/dryer, microwave oven, single stainless steel oven and induction hob with extractor hood over.

Fully tiled kitchen floor and downlighters.

Designated family/dining area.

Bi-fold doors open onto the rear garden.

On the First Floor

Landing

Master Bedroom

12'10 x 11'3 (3.91m x 3.43m)
A good sized double bedroom with window to the side elevation. A door gives access into the ...

En Suite Shower Room

7'10 x 4'4 (2.39m x 1.32m)
To be fitted with high quality white sanitaryware and shower enclosure.
Range of stylish part tiling with a selection of colours and textures.
Fully tiled shower room floor.
Heated towel rail.
Downlighters and shaver socket.

Bedroom Two

10'8 x 9'4 (3.25m x 2.84m)
A good sized front facing double bedroom.

Bedroom Three

8'8 x 7'9 (2.64m x 2.36m)
A single bedroom with window to the side elevation.

Bathroom

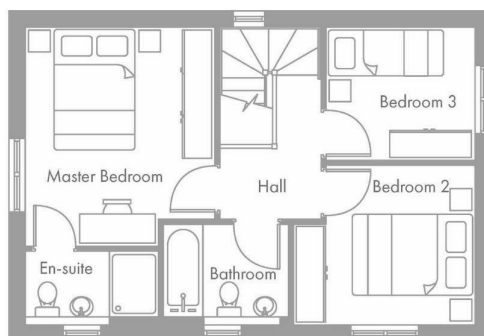
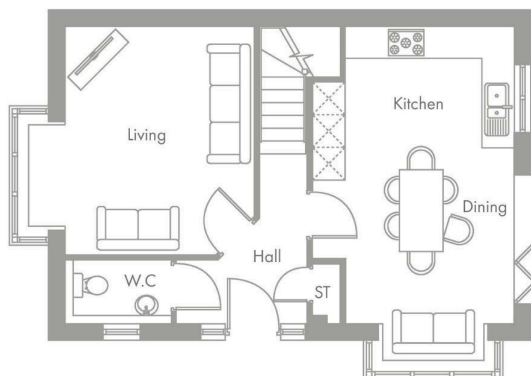
7'4 x 6'2 (2.24m x 1.88m)
To be fitted with high quality sanitaryware including bath, wash basin and low flush WC.
Range of stylish full height tiling in a range of colours and textures.
Fully tiled bathroom floor.
Heated towel rail.
Downlighters and shaver socket.

Outside

A block paved drive provides off street parking and gives access to a detached single garage.

Landscaped gardens to front and rear including lawns, planting and patio area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

VIEWINGS: All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Stancliffe Homes reserve the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.

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