



2 Dunholme Way,
Doe Lea, S44 5GF

£314,995

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WILKINS VARDY

£314,995

SYCAMORE - BRAND NEW 'A' RATED ENERGY EFFICIENT DETACHED HOME - SECLUDED POSITION ACCESSED ACROSS PRIVATE DRIVEWAY - FOUR DOUBLE BEDROOMS - SOLAR PANELS & EV CHARGING - CONVENIENTLY PLACE FOR JUNCTION 29 OF THE M1 - GOOD SIZED TURFED AND FENCED PLOTS

Tucked away off East Street down this secluded private drive are these five superbly appointed detached houses, with a delightful green outlook to the front and playing fields behind. Each house has been thoughtfully designed and offers fantastic accommodation, generous plots and a large single garage. Energy efficiency is at the heart of these builds, with solar panels and EV charging included.

Book to view these superb houses that are now ready for occupation

- BRAND NEW 'A' RATED ENERGY EFFICIENT FAMILY HOMES
- EV CAR CHARGING POINT INCLUDED ON EACH PLOT
- SOLAR PANELS INCLUDED ON EACH PLOT
- FOUR GOOD SIZED DOUBLE BEDROOMS
- WASTE WATER HEAT RECOVERY SYSTEM - ADDING TO ENERGY EFFICIENCY
- INTEGRATED APPLIANCES INCLUDED
- 10 YEAR NHBC NEW BUILD WARRANTY
- OFF STREET PARKING & LARGE SINGLE GARAGE
- INCENTIVE - RESERVE IN JUNE AT THE REDUCED PRICE OF £309,995
- BOOK A VIEWING TODAY AND SEE FOR YOURSELF

General

Gas Central Heating
Choice Of Floor Coverings - Not Included
Combined Gas and Electric Smart Meters
10 Year NHBC Warranty
Secondary School Catchment Area - The Bolsover School
Council Tax Band - TBC

Floorplans & Images

The floorplans may be handed differently (Mirrored), depending on which plot is being advertised.
Some of the photographs have also used computer generated landscaping to show what the external areas might look like when complete.

JUNE INCENTIVE

The price of Plot 1 has been temporarily reduced and will be honoured for a proceedable reservation taken in June 2025.
Any reservations after this date will be subject to the original asking price of £327,500.
This incentive applies to Plot 1 only. The developer retains the right to withdraw this offer at any time.

SALES ASSIST PACKAGE

The developer is offering a sales assist package where you can sell your home for free.
Terms and conditions apply and your property must be situated within the Chesterfield district and be subject to valuation by Wilkins Vardy.

On the Ground Floor

A grey composite front entrance door opens into an ...

Entrance Hall

A staircase rises to the First Floor accommodation.

Lounge

17'10" x 10'2" (5.46m x 3.11m)
A good sized front facing reception room.

Superb Open Plan Family Kitchen

Kitchen

19'3" x 11'9" (5.88m x 3.6m)
To be fitted with a modern range of kitchen units comprising soft close wall, drawer and base units with laminated work surfaces over.
Inset stainless steel sink and drainer with chrome mixer tap.
Integrated appliances to include a dishwasher, fridge freezer, stainless steel oven and 5-ring gas hob with stainless steel chimney hood over.
French doors overlook and open onto the rear garden.
Downlighting.

Cloaks/WC

To be fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.

Utility Room

9'2" x 5'1" (2.8m x 1.55m)
To be fitted with base units with laminated work surface over.
Space and plumbing for a washing machine.
Downlighting.

On the First Floor

Landing

Having a built-in linen cupboard.

Bedroom One

13'10" x 10'5" (4.24m x 3.20m)
A good sized front facing double bedroom.
A door gives access into the ...

En Suite Shower Room

6'7" x 4'2" (2.01m x 1.28m)
To be fitted with a white 3-piece suite comprising of a shower cubicle with thermostatic shower, wash hand basin and low flush WC.
Towel rail.

Bedroom Two

13'10" x 10'7" (4.24m x 3.23m)
A good sized front facing double bedroom.

Bedroom Three

12'7" x 12'2" (3.84m x 3.72m)
A good sized rear facing double bedroom.

Bedroom Four

11'10" x 7'4" (3.63m x 2.26m)
A good sized rear facing single bedroom.

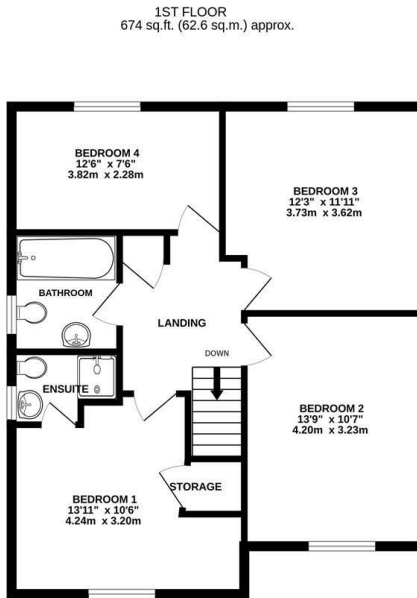
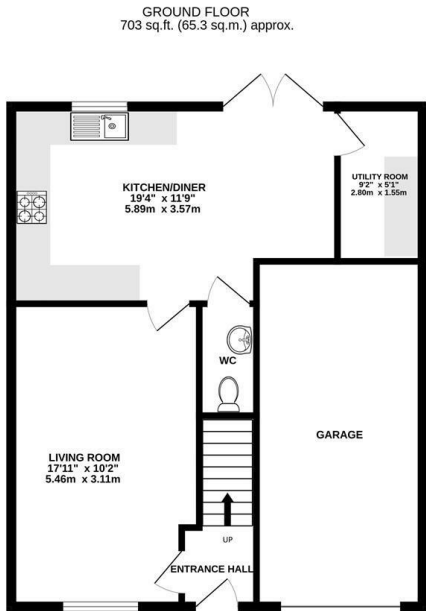
Family Bathroom

6'1" x 6'3" (1.86m x 1.92m)
To be fitted with a white 3-piece suite comprising of a panelled bath with fitted screen and shower over, wash hand basin, and low flush WC.
Towel rail.

Outside

The shared private access road leads to a tarmac drive providing off street parking for two vehicles and leading to the larger than normal Single Garage.
Landscaping to the front garden and turf to the rear garden enclosed by fencing.





TOTAL FLOOR AREA: 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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	92	92
(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

Relocation
agent
network

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 units, 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. Northwood 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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