4 Holmgate Gardens, Holmgate Road,
Clay Cross, S45 9UY

£299,995

WILKINS VARDY

£299,995

*** LAST REMAINING PLOT *** NEW BUILD DETACHED BUNGALOW - SINGLE GARAGE - ENERGY EFFICIENT WITH SOLAR - READY FOR IMMEDIATE OCCUPATION - SECLUDED PRIVATE DRIVE ACCESS

This plot boasts a fantastic master bedroom with en-suite shower room, together with two further bedrooms and a 4 piece family bathroom. The property's energy efficiency is a standout feature, with solar panels included on all plots, reflecting a commitment to sustainability.

Upon stepping inside, you'll find all floor coverings included, along with integrated kitchens, the kitchen being a stand out feature with its open plan layout meaning you can cook and socialise at the same time.

- Sales Assist Available - Sell Your Own Home For Free
- Book A Viewing Today - Property Ready For Immediate Occupation
- LAST REMAINING PLOT
- Energy Efficient Construction Including Solar Panels
- Three Good Sized Bedrooms, The Master Having En-Suite
- Contemporary Four Piece Bathroom
- Open Plan Living Kitchen with Integrated Appliances
- Floor Coverings Included
- Highly Regarded Village Location

General
Gas Central Heating
uPVC Double Glazing
Photovoltaic Solar Panels
Floor Coverings Provided Throughout
Architects Certificate New Build Warranty
Gross Internal Floor Area - 83.46 m2 / 898 sq.ft.
Secondary School Catchment Area - Tupton Hall School
Council Tax Band - TBC
Current Energy Band - TBC
Reservation Fee - £500

We understand that the development will be subject to a service charge to cover maintenance of the private drive and green areas. Each plot will be given an equal share in the management company which will ultimately control the costs. It is anticipated that the initial service charge will commence at £250 per annum per plot.

Sales Assist
Sales assist may be available on this plot.
Your property must be located within the Chesterfield area and be subject to valuation by Wilkins Vardy.
If suitable, the developer will arrange to have your property marketed through Wilkins Vardy and pay the estate agency fees if you go on to buy one of these new build plots.
The developer retains the right to refuse this offer at any time.

Entrance Hall
A composite door gives access to the hallway, with LVT flooring and two useful storage cupboards.

Bedroom One
9'10" x 14'8" (3.003 x 4.490)
A good sized front facing double bedroom with a door leading into the ...

En-Suite Shower Room
10'8" x 3'3" (3.273m x 1m)
Having LVT flooring and a white three piece suite comprising a shower cubicle with mixer shower, low flush WC and wash hand basin.

Bedroom Two
8'5" x 13'2" (2.576m x 4.015m)
A second good sized double bedroom with front facing window.

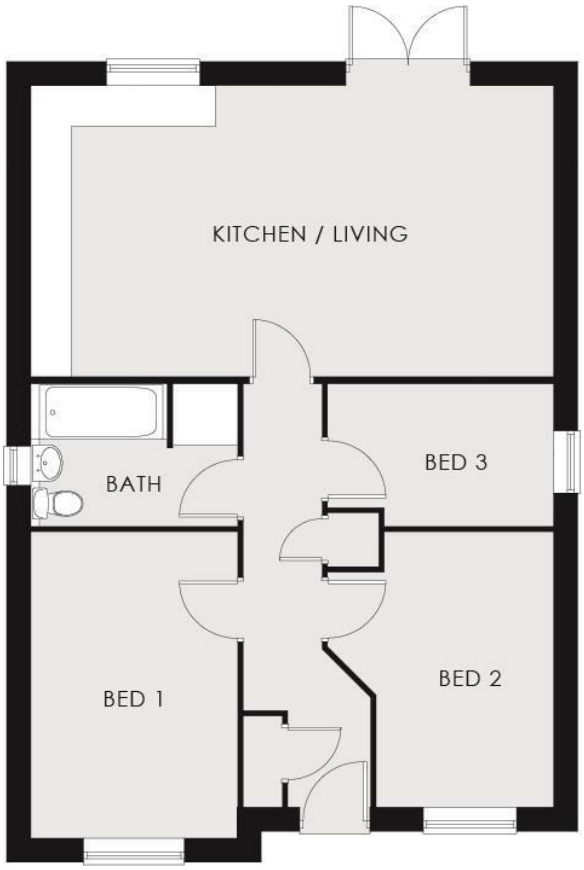
Bedroom Three
10'8" x 7'1" (3.273m x 2.172m)
A side facing single bedroom forming an ideal guest bedroom or office / dining room.

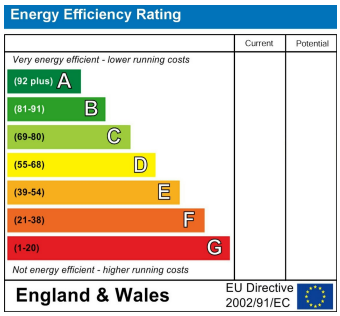
Four Piece Bathroom
9'10" x 6'9" (3.003m x 2.072m)
With LVT flooring and a white four piece suite comprising panelled bath, separate shower cubicle with mixer shower, low flush WC and wash hand basin.

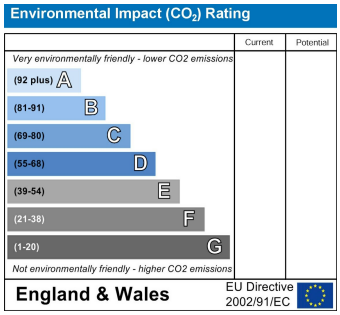
Open Plan Living Kitchen
24'11" x 13'11" (7.615m x 4.253m)
A superb open plan space with kitchen fittings to one side and living / dining space to the other and LVT flooring throughout.
The kitchen is fitted with a range a contemporary wall and base units with laminate work surfaces over and a stainless steel sink with mixer tap.
Integrated appliances to include fridge/freezer, dishwasher, oven and hob with extractor above.
There will be space and plumbing for a washing machine.

The living / dining area has glazed patio doors which open and look out onto the rear garden.

Outside
The property has a small front turfed garden and footpath leading to the front door. There is also a driveway to the side providing off street parking and leading to the semi detached brick built garage.
To the rear, there is an enclosed garden with close panel fencing, turfed lawn and paved patio.







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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, 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 Tupton Hall 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 contact. All room dimensions are approximate. Infinity Homes (Midlands) Ltd 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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk