



4 Meadow View,
Barlborough, S43 4XF

£365,000

W
WILKINS VARDY

£365,000

PLOT 125 - OUR LARGEST HOUSE TYPE YET - THE COEL - EXECUTIVE FOUR BED DETACHED FAMILY HOME WITH DETACHED SINGLE GARAGE - BUILD COMPLETE AND READY FOR IMMEDIATE OCCUPATION

The Coel is an impressive detached family home, which offers an impressive 1223 sq. ft. of accommodation which includes a fantastic open plan family room with bi-fold doors and generous living room. There is also a good sized utility/boot room.

Plot 125 boasts a pleasant corner plot accessed by a private drive giving access to the detached brick built single garage and large south facing garden.

- BUILD COMPLETE - READY FOR VIEWING
- VIEWING RECOMMENDED
- The Coel - Four Bed Detached Family Home - 1326 sq.ft.
- Contemporary Kitchen & Generous Family Room
- Ground Floor WC & Utility
- Two Bathrooms
- Generous South Facing Garden
- Off Street Parking & Detached Single Garage
- VIRTUAL WALK THROUGH AVAILABLE

General

Gas Central Heating
uPVC Double Glazing
10 Year LABC New Build Guarantee
Fully Fitted Floor Coverings Throughout
Gross Internal Floor Area - 1223 sq. ft. (113.6 sq m) + 400 sq. ft. Detached Garage
Secondary School Catchment Area - Heritage High School
Council Tax Band - TBC
Current Energy Band - TBC

Ground Floor

Entrance Hall

With stairs rising up to the first floor accommodation.

Cloakroom/WC

Being part tiled and fitted with a white low flush WC and wash hand basin. Vinyl flooring.

Lounge

13'9 x 9'5 (4.19m x 2.87m)
A superb front facing reception room.

Superb Breakfast Kitchen

13'9 x 9'5 (4.19m x 2.87m)
A superb breakfast kitchen opening into the adjacent Family Room. You will have the choice from an agreed range of contemporary style wall, drawer and base units with complementary work surfaces over with inset sink unit with mixer tap. (Subject to the time of reservation). Integrated appliances to include a fridge/freezer, dishwasher, electric oven and hob with extractor over. Space and plumbing is provided for a washing machine. Vinyl flooring.

Family Room

19'0 x 9'5 (5.79m x 2.87m)
A generous rear facing reception room having bi-fold doors overlooking and opening onto the rear of the property.
A further door opens to a ...

Utility Room

9'5 x 6'9 (2.87m x 2.06m)
You will have the choice from an agreed range of contemporary style wall, drawer and base units with complementary work surfaces over with inset sink unit with mixer tap. (Subject to the time of reservation).
A door gives access onto the side and to the rear of the property.

On the First Floor

Spacious Landing

With skylight.

Master Bedroom

11'5 x 9'5 (3.48m x 2.87m)
A generous front facing double bedroom with access into the...

En-Suite Shower Room

Being part tiled and comprising a shower cubicle with mixer shower, low flush wc and pedestal wash hand basin.
Vinyl flooring.

Bedroom Two

11'3 x 8'4 (3.43m x 2.54m)
A good sized rear facing double bedroom.

Bedroom Three

12'0 x 9'4 (3.66m x 2.84m)
A generous front facing double bedroom.

Bedroom Four

9'4 x 6'10 (2.84m x 2.08m)
A rear facing good sized single/small double bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, low flush WC and pedestal wash hand basin.
Vinyl flooring.

Outside

A driveway provides off street parking, which leads to the single brick built garage. There will also be turfed gardens as shown on the landscaping plan.

The rear garden will comprise a paved patio and lawned garden bordered by timber post and rail fencing.

Street scene images may not include the subject property



The floor plan shows a 3-bedroom house with the following layout:

- LIVING ROOM:** 13'9" x 9'5" (4.20m x 2.87m). Features a fireplace on the left wall and a large window on the right wall.
- KITCHEN:** 10'0" x 9'5" (4.20m x 2.87m). Includes a sink, stove, and refrigerator. A window is located on the left wall.
- FAMILY ROOM:** 19'0" x 9'5" (5.80m x 2.85m). Features a fireplace on the left wall and a large window on the right wall.
- UTILITY ROOM:** 7'2" x 5'4" (2.18m x 1.94m). Includes a washing machine and a window.
- BATHROOM (WC):** 7'2" x 5'4" (2.18m x 1.94m). Includes a toilet, sink, and shower.
- HALLWAY:** A central hallway with a staircase leading up.

BEDROOM 2
11'3" x 8'4"
3.42m x 2.54m

BATHROOM
8'0" x 6'10"
2.43m x 2.08m

BEDROOM 4
9'4" x 6'10"
2.84m x 2.05m

DRESSING

BEDROOM 3
12'0" x 9'4"
3.67m x 2.85m

BEDROOM 1
11'5" x 9'5"
3.47m x 2.87m

ENSUITE

CUPBOARD

DOWN

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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	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

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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(81-91) B		
(69-80) C		
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(39-54) E		
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