



Plot 5, 'The Woburn' Kingswood Park,  
Wingerworth, S42 6ZF

£499,950

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WILKINS VARDY

# £499,950

PLOT 5 'THE WOBURN' - THE SHOW HOME - UPGRADED SPECIFICATION - DETACHED THREE BED NEW BUILD 'A' RATED ENERGY EFFICIENT BUNGALOW ON EXCLUSIVE SEMI RURAL DEVELOPMENT WITH SOLAR PANELS & AIR SOURCE HEAT PUMP

The show home is now offered for sale - a delightful three bedroom bungalow with thoughtfully designed high specification accommodation bringing modern living to a peaceful village setting. The stunning accommodation includes a beautiful open plan dining kitchen having designer units and integrated appliances, family room with bi-fold doors opening onto a rear patio and a dual aspect living room. The property also boasts three bedrooms, two designer bathrooms and a utility room. Outside, there are landscaped gardens, the rear garden being south facing and a block paved driveway with EV charging point leading to a detached double garage.

Located in the heart of Wingerworth, Kingswood Park is an exclusive development of 17 new high quality 2 and 3 bedroom bungalows, being well placed for The Avenue Country Park and for routes into Clay Cross and Chesterfield.

- THE SHOW HOME - UPGRADED SPECIFICATION
- SEPARATE UTILITY ROOM
- THREE GOOD SIZED BEDROOMS, ONE WITH DRESSING AREA
- LANDSCAPED GARDENS, DOUBLE GARAGE & BLOCK PAVED DRIVE
- 10 YEAR BUILD WARRANTY - HIGH SPECIFICATION 'A' RATED ENERGY EFFICIENT NEW BUILD HOME
- OPEN PLAN DESIGNER KITCHEN WITH INTEGRATED APPLIANCES
- GOOD SIZED DUAL ASPECT LIVING ROOM
- TWO DESIGNER BATHROOMS
- SOLAR PANELS AND AIR SOURCE HEAT PUMP AS STANDARD
- ANOTHER QUALITY STANCLIFFE HOMES SITE

## General

Air source heat pump  
uPVC double glazed windows and doors  
Under floor heating  
Heat/smoke detectors  
Solar panels  
Intruder and security alarm system  
Cat 6 internet connection  
Gross internal floor area - 1170 Sq.Ft.  
Council Tax Band - TBC  
Tenure - Freehold

Anticipated Completion Date: June/July 2026

## Over 55 Age Restriction

This development will only be available to people over the age of 55. This will also be the case for any future onward sales.  
More details available upon request.

A composite entrance door with Ring doorbell opens into a ...

## Entrance Hall

Having two built-in storage cupboards.  
Loft access hatch.

## Master Bedroom

13'2 x 12'2 (4.01m x 3.71m)  
A good sized front facing double bedroom having a range of fitted wardrobes along one wall. A door gives access into a ...

## En Suite Shower Room

8'1 x 4'4 (2.46m x 1.32m)  
Being part tiled and fitted with a contemporary white 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi pedestal hand wash basin and a concealed cistern WC.  
Chrome heated towel rail.  
Tiled floor and downlighting.

## Living Room

15'2 x 11'2 (4.62m x 3.40m)  
A good sized dual aspect reception room.

## Family Bathroom

8'5 x 7'5 (2.57m x 2.26m)  
Being part tiled and fitted with a 4-piece white suite comprising a panelled bath, shower cubicle with mixer shower, semi pedestal hand wash basin and a concealed cistern WC.  
Chrome heated towel rail.  
Tiled floor and downlighting.

## Bedroom Three

8'4 x 7'3 (2.54m x 2.21m)  
A good sized single bedroom having a feature wall and a side facing window.

## Bedroom Two

11'8 x 8'6 (3.56m x 2.59m)  
A good sized rear facing double bedroom having an opening leading through to a ...

## Dressing Area

8'4 x 7'3 (2.54m x 2.21m)  
Having fitted wardrobes along one wall, fitted shelving and drawer units with wood counter top over.  
Downlighting.

## 'L' Shaped Open Plan Kitchen/Dining/Family Room

17'0 x 10'9 (5.18m x 3.28m)  
Fitted with a range of contemporary wall, drawer and base units with complementary work surfaces and upstands.  
Inset 1½ bowl sink with mixer tap.  
Integrated appliances to include a dishwasher, fridge/freezer, microwave combi oven, electric oven and induction hob with extractor over.  
Floating 4-door media unit.  
Bi-fold doors overlook and open onto the rear of the property.  
Tiled floor and downlighting.

## Utility Room

6'2 x 5'2 (1.88m x 1.57m)  
Fitted with wall and base units with complementary worktop and upstand.  
Inset stainless steel sink with mixer tap.  
Space and plumbing for a washing machine and space for a tumble dryer.  
Tiled floor and downlighting.  
A uPVC double glazed door gives access onto the side of the property.

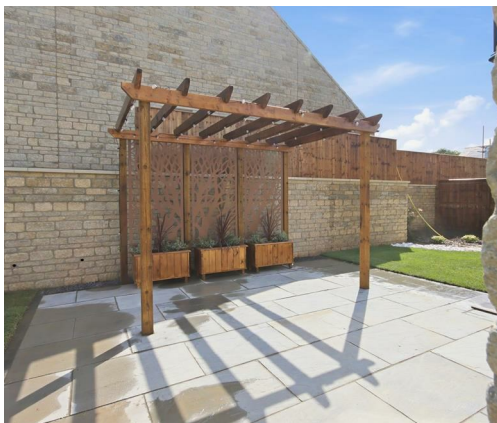
## Outside

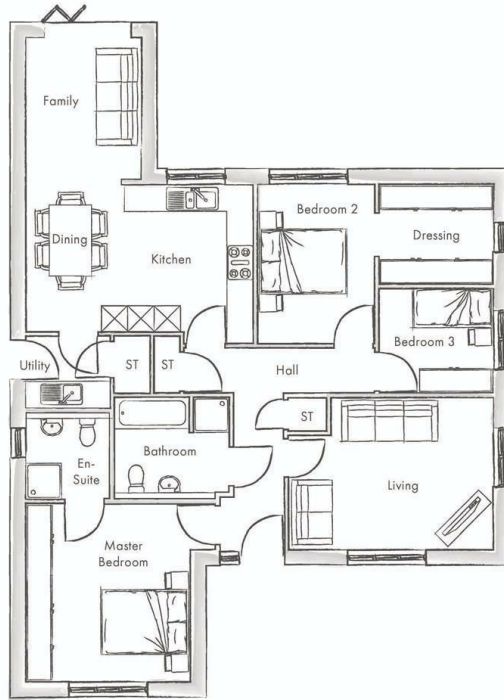
To the front of the property there is a landscaped garden.

A block paved driveway with electric vehicle charging point provides off street parking, leading to a Double Garage with light and power.

The enclosed rear garden comprises a paved patio with pergola, lawns and decorative pebble beds with shrubs.

An outside tap and external lighting are provided.





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

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

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## 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 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.



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