



4 Dunholme Way,
Doe Lea, S44 5GF

£319,995

W
WILKINS VARDY

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*** OAK - 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
- SALES ASSIST AVAILABLE - SELL YOUR OWN PROPERTY FOR FREE
- BOOK A VIEWING TODAY AND SEE FOR YOURSELF

General

Gas Central Heating

Choice of Floor Coverings - Included

Combined Gas and Electric Smart Meters

10 Year NHBC Warranty

Secondary School Catchment Area - The Bolsover School

Council Tax Band - TBC

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.

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.

On the Ground Floor

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

Entrance Hall

A staircase rises to the First Floor accommodation.

Lounge

17'1" x 9'10" (5.21m x 3.02m)

A good sized front facing reception room.

Superb Open Plan Family Kitchen

Kitchen

9'1" x 21'1" (2.78m x 6.43m)

To be fitted with a modern range of kitchen units comprising 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, stainless steel oven and 5-ring gas hob with stainless steel chimney hood over.

French doors with side lights overlook and open onto the rear garden.

Downlighting.

A choice of flooring.

Cloaks/WC

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

Utility Room

5'1" x 4'11" (1.55m x 1.52m)

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

12'11" x 14'1" (3.96m x 4.3m)

A good sized front facing double bedroom.

A door gives access into the ...

En Suite Shower Room

7'10" x 4'5" (2.41m x 1.37m)

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

11'6" x 12'10" (3.51m x 3.93m)

A good sized front facing double bedroom.

Bedroom Three

10'10" x 10'8" (3.32m x 3.26m)

A good sized rear facing double bedroom.

Bedroom Four

14'1" x 8'5" (4.3m x 2.59m)

A cosy rear facing double bedroom.

Family Bathroom

7'4" x 6'10" (2.26m x 2.1m)

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 private access road gives access to the tarmac driveway providing off street parking for two vehicles and leading to the large Single Garage.

There is landscaping to the front garden and turf to the rear garden enclosed by fencing.

External wall light to front and rear, and outside tap.



