



Plot 10 'The Ashton' Kingswood Park,
Wingerworth S42 6LW

£397,500


WILKINS VARDY

£397,500

PLOT 10 'THE ASHTON' - DETACHED THREE BED NEW BUILD 'A' RATED ENERGY EFFICIENT BUNGALOW ON EXCLUSIVE SEMI RURAL DEVELOPMENT WITH SOLAR PANELS & AIR SOURCE HEAT PUMP

The Ashton is 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 kitchen, dining room and living room complete with bay window and bi-fold doors opening onto a rear patio, with the kitchen having designer units and integrated appliances. The property also boasts three good sized bedrooms, two designer bathrooms and a utility room. Outside, there are landscaped gardens and a block paved driveway with EV charging point leading to a detached single 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.

- ANOTHER HIGH SPECIFICATION 'A' RATED ENERGY EFFICIENT NEW BUILD HOME
- SEPARATE UTILITY ROOM
- THREE GOOD SIZED BEDROOMS
- LANDSCAPED GARDENS, GARAGE & BLOCK PAVED DRIVE
- 10 YEAR BUILD WARRANTY
- DESIGNER KITCHEN WITH INTEGRATED APPLIANCES
- LIVING ROOM WITH BI-FOLD DOORS OPENING TO THE REAR GARDEN
- 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 - 1055 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 front entrance door with Ring doorbell opens into a ...

Entrance Hall
Having two built-in storage cupboards.

Bedroom Two
11'5 x 9'8 (3.48m x 2.95m)
A front facing double bedroom.

Master Bedroom
14'3 x 10'10 (4.34m x 3.30m)
A good sized front facing double bedroom. A door gives access into a ...

En Suite Shower Room
8'1 x 4'4 (2.46m x 1.32m)
To have a range of stylish tiling with a selection of colours and textures, including a feature wall.
To be fitted with a quality white 3-piece suite comprising of a walk-in shower enclosure, wash hand basin and a low flush WC.
Heated towel rail.
Shaver socket.
Tiled floor and downlighting.

Family Bathroom
9'2 x 6'7 (2.79m x 2.01m)
To have a range of stylish tiling with a selection of colours and textures, including a feature wall.
To be fitted with a quality white 4-piece suite comprising of a walk-in shower enclosure, panelled bath, semi pedestal wash hand basin and a low flush WC.

Heated towel rail.
Shaver socket.
Tiled floor and downlighting.

Bedroom Three
9'10 x 9'2 (3.00m x 2.79m)
A good sized single bedroom with side facing window.

Open Plan Kitchen/Dining/Living Room

Kitchen/Dining Room
16'4 x 10'9 (4.98m x 3.28m)
To be fitted with a designer kitchen with a wide range of unit styles and colours available., and having laminate worktops and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, stainless steel microwave combi oven, stainless steel electric oven and 4 burner induction hob.
Tiled floor, downlighting and extractor fan.
Bay window overlooking the rear garden.

Living Room
16'5 x 11'2 (5.00m x 3.40m)
A spacious reception room with bi-fold doors overlooking and opening onto the rear garden.

Utility Room
6'3 x 4'9 (1.91m x 1.45m)
To be fitted with designer units with laminate worktops and upstands.
Inset single drainer stainless steel sink with mixer tap.
Space for a washing machine and tumble dryer.
Tiled floor.

Outside
To the front of the property there will be a landscaped garden in accordance with the development plan.

To the side of the property there will be a block paved driveway with electric vehicle charging point providing off street parking, leading to a Detached Single Garage with light and power.

The rear garden will be laid to lawn and have a paved patio area.

An outside tap and external lighting to the front and rear will also be provided.

THE GAINSBOROUGH
TWO BEDROOM BUNGALOW

THE ASHTON
THREE BEDROOM BUNGALOW

THE WINDSOR
THREE BEDROOM BUNGALOW

THE CAMBRIDGE
THREE BEDROOM BUNGALOW

THE WCBURN
THREE BEDROOM BUNGALOW

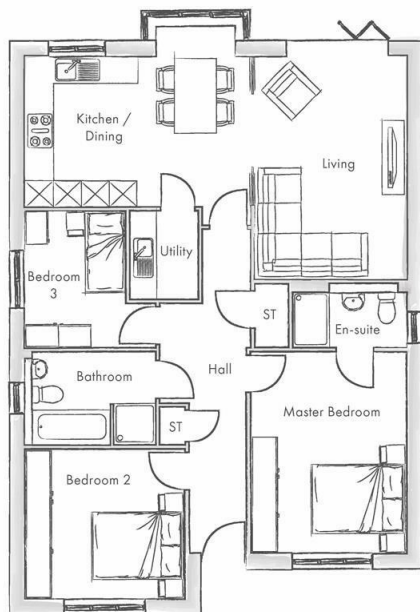


KINGSLIFFE HOMES

NEW QUALITY CODE

KINGSWOOD PARK DEVELOPMENT





Energy Efficiency Rating		
	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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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



VIEWINGS

VIEWINGS: All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

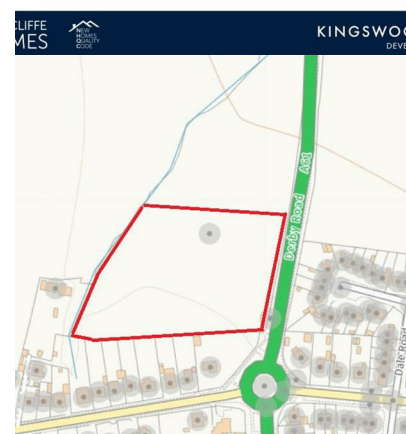
Only items referred to in these particulars are included in the sale.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Stancliffe 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.

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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