185 Chesterfield Road,
Holmewood, S42 5TD

OFFERS IN EXCESS OF

£194,000

WILKINS VARDY

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£194,000

LAST PLOT REMAINING - PLOT 2 - NEW BUILD DETACHED HOME - ENERGY EFFICIENT WITH UNDERFLOOR HEATING, TRIPLE GLAZING & AIR SOURCE HEAT PUMP - 10 YEAR WARRANTY

This superb new build two-bedroom detached home combines contemporary design with advanced energy efficiency, featuring an air source heat pump, underfloor heating to the ground floor, and EV car charging. Rarely does a detached home come to the market at this price point, all finished to a high specification and backed by a 10-year structural warranty.

Conveniently situated for the nearby amenities in Holmewood yet also being ideally placed for commuters needing the M1.

- ENERGY EFFICIENT NEW BUILD HOME
- DETACHED PROPERTY RARELY FOUND AT THIS PRICE POINT
- TWO GOOD SIZED BEDROOMS
- HIGH SPECIFICATION INTEGRATED KITCHEN WITH INTEGRATED APPLIANCES
- AIR SOURCE HEAT PUMP, TRIPLE GLAZING, UNDERFLOOR HEATING & EV CHARGING
- MODERN BATHROOMA AND GROUND FLOOR WC
- PLEASANT LIVING ROOM
- OFF STREET PARKING
- LANDSCAPED ENCLOSED REAR GARDEN
- READY FOR IMMEDIATE OCCUPATION

General

Air Source Heat Pump Heating with Underfloor Heating to GF
Triple Glazing
Gross internal floor area - 821 sq ft (76.3 sq m)
Council Tax Band - TBA
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

Entrance Hall

With doors opening into the kitchen, living room and cloakroom.

Cloaks Room/WC

5'11" x 4'11" (1.80m x 1.50m)
With low flush WC and wash hand basin. There is also a useful under stairs storage cupboard.

Kitchen/Diner

22'2" x 12'5" (6.76m x 3.78m)
A good sized open plan kitchen diner spanning the full depth of the property and having windows to the front and rear.
The kitchen is provided with a modern range of matt grey base and wall units with granite effect worktops.
Integrated appliances to include electric oven and induction hob with extractor hood over.
There is also an integrated fridge freezer, dishwasher and washing machine. Laminate flooring throughout with underfloor heating.

Lounge

20'0" x 8'11" (6.10m x 2.72m)
A generous full depth reception room with front facing window and patio doors opening onto the rear garden.
There is a useful under stairs storage cupboard.

On The First Floor

Landing

With a useful built-in storage cupboard.

Bedroom One

20'0" x 8'8" (6.10m x 2.64m)
A generous double bedroom with front and rear facing dormer windows.

Bedroom Two

11'1" x 9'10" (3.38m x 3.00m)
A second good sized rear facing bedroom.

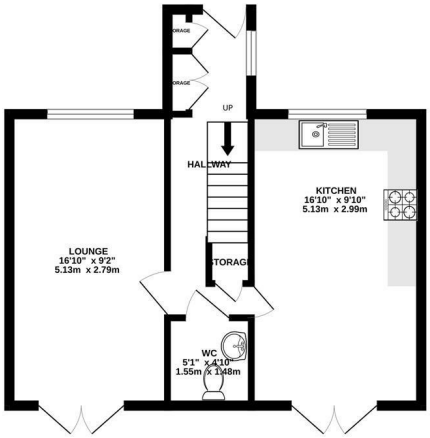
4 Piece Bathroom

9'6" x 7'9" (2.90m x 2.36m)
Being part tiled and comprising a pedestal wash hand basin, low flush WC and panelled bath with separate shower cubicle with mixer shower and stainless steel towel rail.

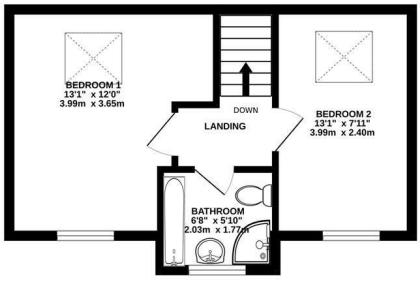
Outside

There is a tarmac driveway to the front of the property providing off street parking for two vehicles.
To the rear of the property there is an enclosed garden comprising paved patio and lawned area with timber fencing and gate.

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

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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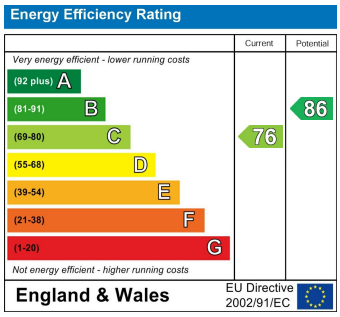
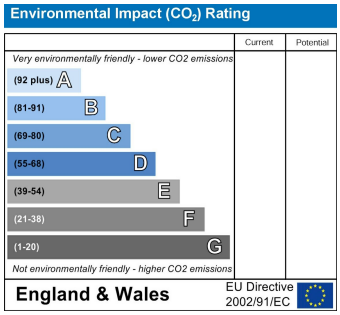




VIEWINGS

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, gas fire, kitchen appliances, shower unit, 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.

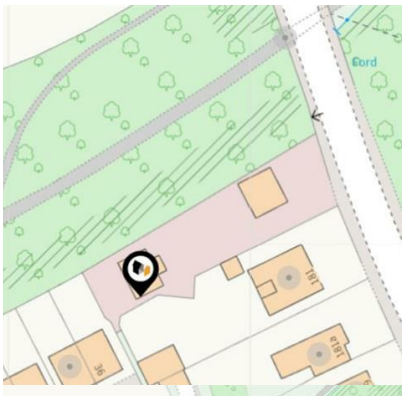
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

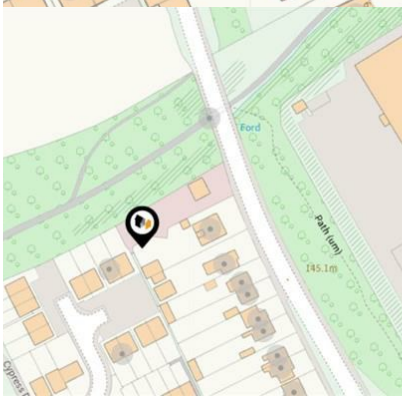
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School - A Specialist Sports College 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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