24 Hawthorne Road,
Barlborough, S43 4ZD

£236,000

WILKINS VARDY

£236,000

THE BRINLEY - A SUPERB THREE BED DETACHED FAMILY HOME WITH SINGLE GARAGE - SOLD AT 80% OF MARKET VALUE - THAT'S 20% BELOW MARKET VALUE

Nestled on the desirable Hawthorne Meadows development, this superb detached house boasts three well-proportioned bedrooms and two contemporary bathrooms, making it ideal for both relaxation and practicality. Sold with a 20% market value discount, this property will remain great value for its lifetime.

The house boasts a superb open-plan dining kitchen that is perfect for entertaining and family gatherings. The kitchen is designed with modern living in mind, featuring high-quality finishes and ample space for dining. The separate lounge, enhanced by bi-fold doors, seamlessly connects to the outdoor area. This property is part of the highly regarded third phase of Hawthorne Meadows, ensuring that you are in a community that values quality and comfort.

This family home is ready for immediate occupation, making it an excellent choice for those looking to move in without delay. With its modern design and thoughtful layout, this property is sure to impress.

- THE BRINLEY - READY FOR IMMEDIATE OCCUPATION
- BUY 100% OF THE HOUSE WITH A 20% DISCOUNT ON MARKLET VALUE ** See qualifying criteria
- SUPERBLY AFFORDABLE HOME
- GENEROUS LOUNGE WITH BI-FOLD DOORS
- OFF STREET PARKING AND ATTACHED SINGLE GARAGE
- HIGH SPEC. WITH A NUMBER OF UPGRADES INCLUDED
- MASTER BEDROOM WITH EN-SUITE
- FANTASTIC OPEN PLAN DINING KITCHEN
- VIEWING RECOMMENDED

20% Discounted Market Value - What Does It Mean?
It has long been planning policy for larger housing developments to include an element of affordable housing. This usually results in a proportion of the new builds being sold to a Local Housing Association, who will then re-sell the properties on a shared equity basis or rent out. Whilst this type of situation has been common place on most larger developments in our region, Hawthorne Meadows are trying to do things differently.

That's why they have agreed with Bolsover District Council to sell a select number of homes at a 20% discount off market value with no need for a Housing Associations involvement. Whilst qualifying criteria will need to be satisfied, the property will be owned entirely by the purchaser with no stake owned by a third party. The 20% discount will remain on any future transactions throughout the property's life, meaning that other people will benefit from this superb incentive for generations to come.

Qualifying Criteria
To benefit from this incentive, you must satisfy certain qualifying criteria, including:

* You must have lived or worked in the Bolsover District for at least 36 months, OR Have a parent or child who has lived in the Bolsover District for at least 36 months.
* Have a household income below £60,000,
* Be able to obtain a mortgage for at least 50% of the discounted price,
* You must live in the property as your main residence.

If you think you qualify, ask for further details and we will confirm your eligibility before you commence with the legals.

General
Gas Central Heating
uPVC Double Glazing
10 Year LABC New Build Guarantee
Fully Fitted Floor Coverings Throughout
Gross Internal Floor Area - 957 sq. ft. (88.9 sq m)
Secondary School Catchment Area - Heritage High School
Council Tax Band - TBC
Current Energy Band - TBC
Reservation fee £500 (Half refundable). Early bird reservations will be considered from people thinking of selling their home. Conditions apply.
Anticipated completion Summer 2024

Photographs
The photographs used show the property furnished. Most of the furniture has now been removed.

Ground Floor

Entrance Hall
With stairs rising up to the first floor accommodation and a useful under stairs storage area.

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

Lounge
16'5x10'10 (5.00mx3.30m)
A superb dual aspect reception room with three windows allowing plenty of light in.

Superb Open Plan Dining Kitchen
16'5x10'10 (5.00mx3.30m)
A great dual aspect family space with a large dining area with bay having patio doors opening onto the rear garden.
Having a range of contemporary style wall, drawer and base units with complementary work surfaces over with inset sink unit with mixer tap.
Integrated electric oven, hob with extractor over and fridge/freezer. Space and plumbing for a washing machine. Integrated dishwasher.
Vinyl flooring.

On the First Floor

Landing

Master Bedroom
16'5x11'1 (5.00mx3.38m)
A generous front facing double bedroom with two windows and 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 florring.

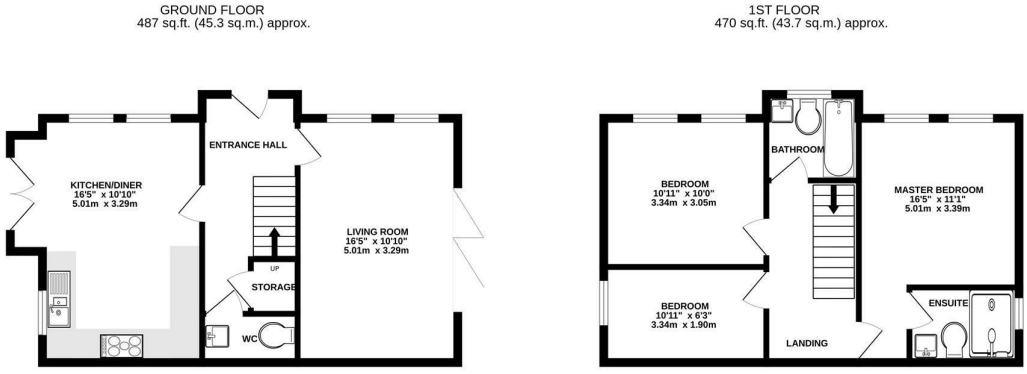
Bedroom Two
10'11x10' (3.33mx3.05m)
A second good sized front facing double bedroom with two windows.

Bedroom Three
10'11x6'3 (3.33mx1.91m)
A good sized side facing single bedroom.

Family Bathroom
Being part tiled and comprising a white three piece suite consisting of a panelled bath, low flush WC and pedestal wash hand basin.
Vinyl flooring.

Outside
Driveway providing off street parking and a single brick built garage which has ben plastered out to form a sales suite, but could easily be used as a home office.

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



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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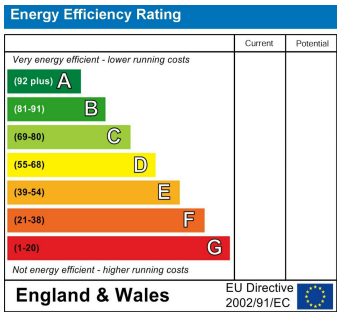

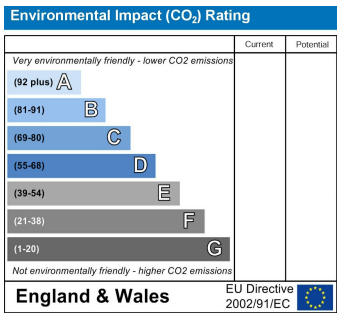

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VIEWINGS

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 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 Heritage High 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 Consultant.

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

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wilkins-vardy.co.uk