



Plot 52, 'The Tenby' Sherwood Fields,
Bolsover, S44 6DW

£320,000

W
WILKINS VARDY

£320,000

SECOND PHASE NOW RELEASED & RESERVATIONS BEING TAKEN - PLOT 52 - THE TENBY - FANTASTIC FOUR BED NEW BUILD FAMILY HOME - 'A' RATED ENERGY EFFICIENCY WITH SOLAR PANELS AND EV CHARGING

This high specification great value four bed family home offers 1204 sq.ft. of impeccably presented accommodation, which includes a bay fronted living room, four good sized bedrooms, two bathrooms and a fantastic open plan family kitchen with utility room and bi-fold doors. With an enclosed garden, off street parking and an integral garage, this house will take some beating.

Sherwood Fields is an exclusive development, situated just off the desirable semi rural part of Oxcroft Lane, just a short distance from nearby open countryside and Bolsover Town Centre, whilst being well positioned for routes into Mansfield and Chesterfield.

- High Specification New Build Home
- 'A' Rated Energy Efficiency Rating with EV Charging Point & Solar Panels
- Porcelanosa Tiling and Carpets Throughout
- Bi-Fold Doors From The Family Kitchen
- Four Good Sized Bedrooms
- Detached Garage & Block Paved Drive
- Landscaped Gardens
- 10 Year Build Warranty
- Designer Kitchen with Built-in Appliances
- Another Quality Stancliffe Homes Site

General

Gas Central Heating
uPVC Double Glazing
Oak Veneer Internal Doors
10 Year New Build Guarantee
Gross Internal Floor Area - 1204 sq.ft.
Secondary School Catchment Area - The Bolsover School
Council Tax Band - TBC
Current Energy Band - TBC
Reservation Fee - £500
Anticipated Completion Date - 2025

The images featured on this advert are indicative and finishes may vary across the development

On the Ground Floor

Entrance Hall

Having a useful under stair storage cupboard and a staircase rising to the First Floor accommodation.

Guest WC

7'1 x 3'1 (2.16m x 0.94m)
Fitted with high quality white sanitaryware including a wash hand basin and low flush WC.

Living Room

17'2 x 11'1 (5.23m x 3.38m)
A generous bay fronted reception room.

Open Plan Kitchen/Dining/Family Room

19'2 x 15'2 (5.84m x 4.62m)
Fitted with a designer kitchen comprising of wall, drawer and base units. Laminate worktops with associated edging and upstand.
Inset 1½ bowl stainless steel sink and drainer with mixer tap.
Integrated appliances to include dishwasher, fridge/freezer, combination oven, single oven and four burner induction hob with downdraft extractor.
Fully tiled kitchen floor and downlighters.
Designated family/dining area.
Bi-fold doors open onto the rear garden.

Utility Room

5'6 x 5'4 (1.68m x 1.63m)
Fitted with designer units with washer and dryer space.
Laminate worktop with associated edging and upstand.
Fully tiled floor.

On the First Floor

Landing

Having a built-in storage cupboard.

Master Bedroom

15'3 x 10'4 (4.65m x 3.15m)
A generous bay fronted double bedroom. A door gives access into the ...

En Suite Shower Room

7'3 x 5'4 (2.21m x 1.63m)
Being part tiled and fitted with high quality white sanitaryware and shower enclosure.
Fully tiled shower room floor.
Heated towel rail.
Downlighters and shaver socket.

Bedroom Two

11'4 x 9'2 (3.45m x 2.79m)
A good sized rear facing double bedroom.

Bedroom Three

9'5 x 8'1 (2.87m x 2.46m)
A rear facing double bedroom.

Bedroom Four

8'4 x 7'1 (2.54m x 2.16m)
A front facing single bedroom.

Bathroom

7'3 x 5'9 (2.21m x 1.75m)
Being fully tiled and fitted with high quality sanitaryware including bath, wash basin and low flush WC.
Fully tiled bathroom floor.
Heated towel rail.
Downlighters and shaver socket.

Outside

A block paved drive provides off street parking and gives access to a single detached garage with power and light.

Landscaped gardens to front and rear including lawns, planting and patio area.



WOOD FIELDS
LANE, BOLSOVER, S44 6DW

THE HENLEY
TWO BEDROOM HOME

HE ASHTON
WEE BEDROOM BUNGALOW

HE CAMBRIDGE
WEE BEDROOM BUNGALOW

HE WINDSOR
WEE BEDROOM BUNGALOW

HE WOBURN
WEE BEDROOM BUNGALOW

HE BURFORD
WEE BEDROOM HOUSE

HE HAWKWOOD
WEE BEDROOM HOUSE

HE THORNHAM
OUR BEDROOM HOUSE

HE TENBY
OUR BEDROOM HOUSE

HE OXFORD
OUR BEDROOM HOUSE

HE ARLINGTON
VE BEDROOM HOUSE

HE PEMBRIDGE
VE BEDROOM HOUSE





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.

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 Bolsover 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.

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.

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