4 Rye Flatt Lane,
Brookfield, S40 3RU

£750,000

WILKINS VARDY

£750,000

STUNNING RECENTLY BUILT DETACHED FAMILY HOME - A RATED ENERGY EFFICIENCY WITH AIR SOURCE HEAT PUMP, SOLAR & MECHANICAL VENTILATION WITH HEAT RECOVERY - FIVE GENEROUS BEDROOMS - THREE BATHROOMS - SUPERB OPEN PLAN FAMILY KITCHEN - PERMEABLE RESIN DRIVE TO FOLLOW

Wilkins Vardy are proud to release to the market this recently built detached family home located in a desirable setting, tucked away off Chatsworth Road. The property has been built to the highest standards offering spacious and well planned family accommodation, together with the latest energy efficiency technology, reducing running costs and environmentally friendly.

- STUNNING RECENTLY CONSTRUCTED DETACHED FAMILY HOME
- FIVE GENEROUS BEDROOMS
- 4 PIECE FAMILY BATHROOM AND 2 X EN-SUITES
- SIPERB OPEN PLAN FAMILY KITCHEN
- HIGH SPECIFICATION WITH INTEGRATED APPLIANCES & QUARTZ WORKTOPS
- ULTRA ENERGY EFFICIENT WITH SOLAR, AIR SOURCE HEAT PUMP AND UNDERFLOOR HEATING
- MECHANICAL VENTILATION AND HEAT RECOVERY INSTALLED TUCKED AWAY OFF CHATSWORTH ROAD
- CLOSE TO SOMERSALL PARK
- PERMEABLE RESIN DRIVE TO BE INSTALLED AT COMPLETUION OF A SALE
- NO UPWARD CHAIN

General

Air Source Heat Pump Heating & Hot Water System with Solar.
Underfloor Heating to Ground Floor.
Gross internal floor area - 183.2 sq.m./1972sq.ft. (including garage)
Council Tax Band - TBC
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

Energy Efficiency

This property has been constructed to the highest energy efficiency standards, meaning energy bills and carbon emissions will be significantly reduced.
There is no mains gas connected, with heat and hot water supplied by an air source heat pump which is linked to solar panels.
There is also a Mechanical Ventilation with Heat Recovery. This is a continuous, whole-building ventilation system that extracts stale, moist air from wet rooms (like kitchens and bathrooms) while simultaneously supplying fresh, filtered outdoor air to living spaces, recycling up to 95% of the outgoing heat in the process.

On The Ground Floor

Entrance Hall

A generous entrance hall way with tiled floor and oak staircase leading up to the first floor.

Cloakroom

With a tiled floor and modern white low flush WC with wash hand basin.

Utility Room

11'5" x 6'7" (3.5m x 2.03m)
The modern range of Shaker style base units with quartz worktops and inbuilt sink with brass mixer tap.
Space is provided for a washing machine and dryer. There is access from the utility room into the garage.

Lounge

15'1" x 13'6" (4.61m x 4.13m)
Good-sized reception room with front facing window overlooking the drive and garden.

Open Plan Family Kitchen

29'10" x 15'8" (9.1m x 4.8m)
Fantastic open plan space with dining or lounge area open to the main kitchen.
The kitchen area has two sets of sliding glazed doors giving access onto the garden.
Provided with a modern range of Shaker style units with quartz and oak worktops.
To include Combi oven, built in oven, integrated fridge and freezer and integrated dishwasher.
There is an island unit with induction hob and breakfast bar.

On The First Floor

Landing

Master Bedroom

13'10" x 13'7" (4.22m x 4.15m)
A generous front facing the double bedroom with dressing area and a door leading into the…

En-Suite 4 Piece Bathroom

Being fully tiled and having a modern four piece suite comprising of a panelled bath, concealed cistern WC, wash hand basin and shower cubicle with mixer shower.

Bedroom Two

13'10" x 10'11" (4.22m x 3.33m)
Second generous front facing double bedroom with a door leading into the…

En-Suite Shower Room

Again fitted with a shower cubicle with mixer shower, concealed cistern WC and wash hand basin.

4 Piece Family Bathroom

Being fully tiled and comprising a panelled bath with separate shower cubicle and mixer shower, concealed cistern WC and wash hand basin.

Bedroom Three

10'8" x 10'1" (3.26m x 3.08m)
A good-sized front facing double bedroom.

Bedroom Four

14'0" x 9'9" (4.29m x 2.98m)
A rear facing good-sized single bedroom.

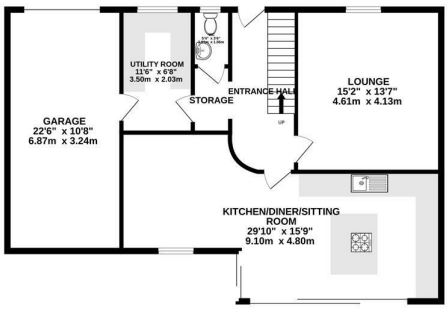
Bedroom Five

10'4" x 9'9" (3.17m x 2.98m)
A fifth rear facing good-sized bedroom.

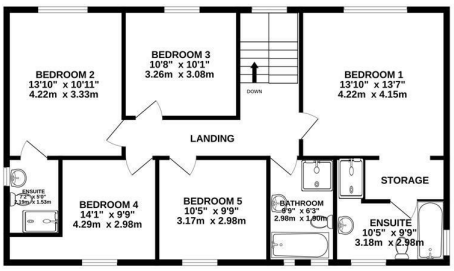
Outside

To the front there is a generous driveway providing ample off street parking. The driveway will be finished with a resin finish (to be completed).
There is also an attractive front garden laid to lawn with planted borders.
To the rear there is a pleasant enclosed garden comprising of an Indian stone paved patio, lawn and garden and planted boarders.

GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 1972 sq.ft. (183.2 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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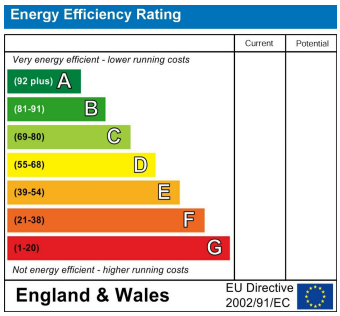

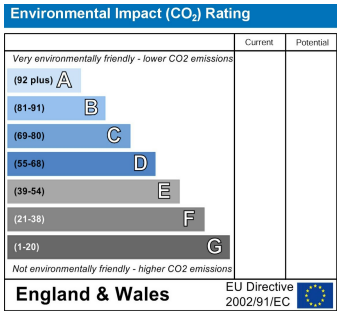

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VIEWINGS

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.

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 Brookfield Community 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.

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