



1 Moor Road,  
Ashover S45 0AJ

£475,000

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WILKINS VARDY

# £475,000

HIGH QUALITY NEW BUILD 3 BED SEMI ON LARGE PLOT - CENTRAL ASHOVER VILLAGE  
LOCATION - EXCLUSIVE DEVELOPMENT

This stunning new stone built semi detached house has a fantastic contemporary open plan ground floor layout with a high specification kitchen including integrated appliances and quartz worktops and being open to the living and dining areas. With three large double bedrooms, all having higher than normal ceilings and the master having an en-suite shower room, this is a great family property in this sought after village setting.

With a large enclosed garden and off street parking for two vehicles, the property is situated just off Moor Road, just meters away from the various village amenities and Ashover Primary School. Lime Grove is a stunning development of nine executive homes, built by County Developments Bakewell who are well known locally for building prestigious schemes in the area.

- Stunning Stone Built New Build Family Home
- Family Area Has Engineered Oak Flooring & Underfloor Heating
- Family Bathroom & En-Suite Shower Room
- Sought After Village Location
- Another Quality Development By County Developments Bakewell
- Superb 'L' Shaped Open Plan Family Kitchen
- Three Good Sized Double Bedrooms
- Off Street Parking for Two Vehicles
- Superb High Ceilings Giving A Feeling Of Space
- EPC Rating: TBC

## General

Gas central heating with underfloor heating to the family/kitchen. uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area - 109.9 sq.m./1183 sq.ft.

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

Warranty - ICW 10 Year Structural Warranty

Anticipated completion date Summer 2024.

NOTE: The internal images featured on this advert are indicative and may not be from the house type shown. Finishes may also vary across the development.

## Photographs

The external photographs are of Plot 3 which is the same house type but not the plot being advertised. The internal photographs are from one of the bungalows on site and are intended to be used for illustrative purposes only.

Whilst the internal specification will be similar, the exact layout will change between house types and the exact specification may alter.

## On the Ground Floor

A composite front entrance door opens into a ...

### Entrance Hall

Having a built-in cupboard and a useful built-in under stair store. A staircase rises to the First Floor accommodation.

### Cloaks/WC

Being fitted with a white 2-piece suite comprising a wash hand basin and a low flush WC.

'L' Shaped Open Plan Kitchen/Living/Dining Room  
25'10 x 23'8 (7.87m x 7.21m)

### Kitchen Area

Fitted with a range of wall, drawer and base units with complementary matching quartz work surfaces and upstands.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a fridge, freezer, dishwasher, electric double oven and 4-ring hob with splashback and extractor hood over.

Space and plumbing is provided for a washing machine.

Engineered oak flooring with under floor heating, and downlighting.

### Living/Dining Area

A spacious dual aspect reception area spanning the full depth of the

property, having engineered oak flooring with under floor heating. A composite door gives access onto the rear of the property.

## On the First Floor

### Landing

### Master Bedroom

12'1 x 11'9 (3.68m x 3.58m)

A spacious rear facing double bedroom with downlighting. A door gives access into the ...

### En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with mixer shower, wash hand basin and a low flush WC. Chrome heated towel rail. Tiled floor and downlighting.

### Bedroom Two

12'7 x 11'4 (3.84m x 3.45m)

A good sized rear facing double bedroom with downlighting.

### Bedroom Three

13'5 x 9'5 (4.09m x 2.87m)

A good sized front facing double bedroom with downlighting.

### Family Bathroom

Being part tiled and fitted with a 4-piece white suite comprising a panelled bath, corner shower cubicle with mixer shower, wash hand basin and a low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

### Outside

To the front of the property there is a walled garden.

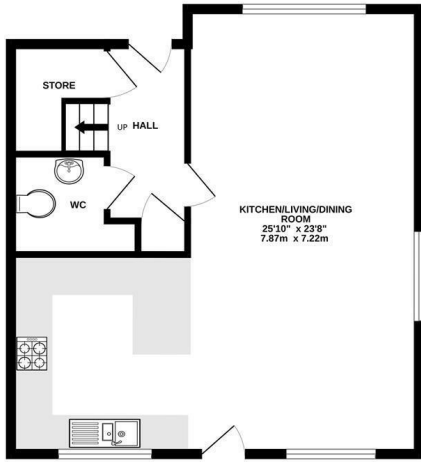
A driveway to the front and side of the property provides off street parking for two vehicles. There is also a good sized enclosed garden which wraps around the property, laid to lawn and has a block paved patio.

### Site Layout

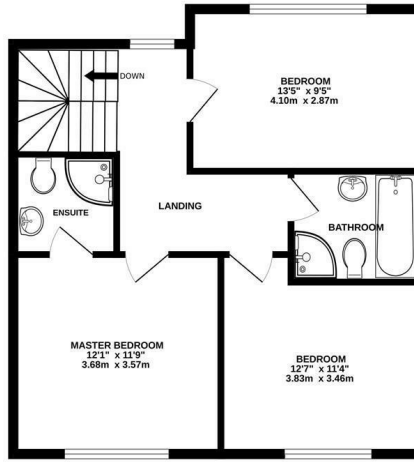
The site layout drawing on this listing is for illustrative purposes and may be subject to change.



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



## 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 units, 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.

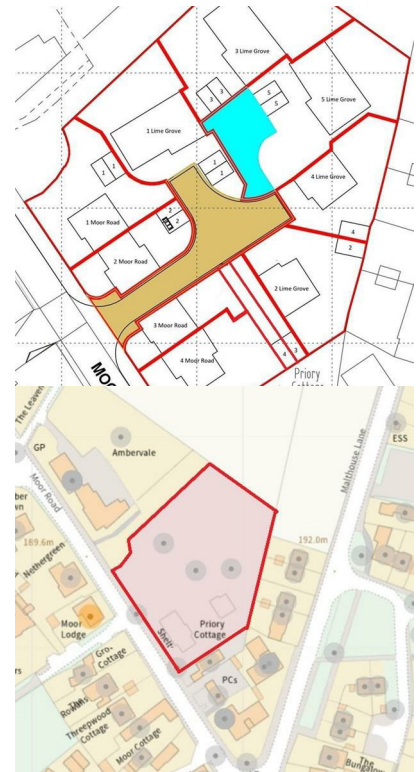
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School 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. County Developments (Bakewell) Ltd 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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