4 Lime Grove,
Ashover S45 0DP

£570,000

WILKINS VARDY

# £570,000

NEW BUILD DETACHED HOUSE - CENTRAL ASHOVER VILLAGE LOCATION - EXCLUSIVE DEVELOPMENT

This stunning new stone built detached property 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 good sized enclosed rear garden and ample off street parking, the property sits on this exclusive cul-de-sac, just meters away from the various village amenities and Ashover

- Stunning Stone Built Detached Family Home
- Superb 'L' Shaped Open Plan Family Kitchen
- Family Area Has Engineered Oak Flooring & Underfloor Heating
- Three Spacious Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Detached Single Oak Framed Car Port & Off Street Parking
- Sought After Village Location
- Superb High Ceilings Giving A Feeling Of Space
- Another Quality Development By County Developments Bakewell
- 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 - 112.2 sq.m./1208 sq.ft.
Council Tax Band - TBC
Tenure - Freehold
Warranty - ICW 10 Year Structural Warranty
Secondary School Catchment Area - Tupton Hall School

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 the plot being advertised. However, 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.

## On the Ground Floor
A composite front entrance door opens into a ...

## Entrance Hall
With staircase rising 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
27'5 x 23'8 (8.36m x 7.21m)

## Kitchen Area
Fitted with a range of wall, drawer and base units with complementary 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 triple aspect reception area, spanning the full width of the property, having engineered oak flooring with under floor heating, and downlighting.

A door gives access to a built-in storage cupboard.
uPVC double glazed French doors overlook and open onto the rear of the property.

## On the First Floor

## Landing

## Master Bedroom
13'7 x 13'0 (4.14m x 3.96m)
A spacious front 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 shower cubicle with mixer shower, wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

## Bedroom Two
13'6 x 13'1 (4.11m x 3.99m)
A spacious rear facing double bedroom with downlighting.

## Bedroom Three
10'2 x 9'9 (3.10m x 2.97m)
A good sized rear facing double bedroom with downlighting.

## Family Bathroom
Being part tiled and fitted with a white 4-piece suite comprising a panelled bath, shower cubicle with mixer shower, wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

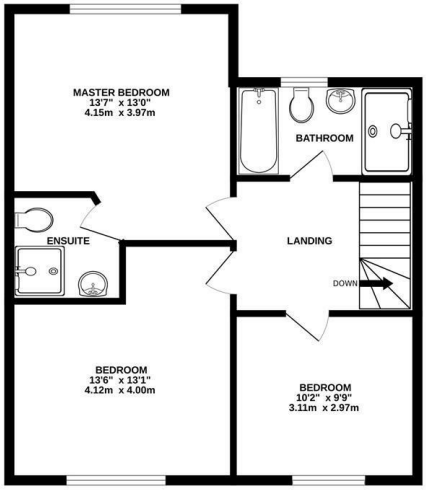
## Outside
To the front of the property there is a lawned garden with planted borders.

A tarmac driveway to the side provides off street parking and leads to a Detached Single Garage.

To the rear of the property there is an enclosed garden which is laid to lawn and has a block paved patio.

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.




TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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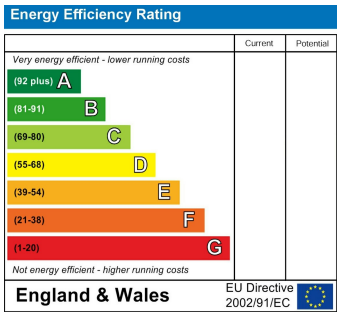


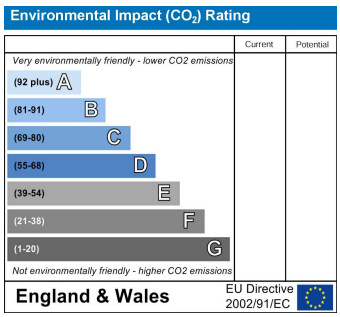


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## VIEWINGS

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.

**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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