



12 Barnetts Way,
Pilsley S45 8BF

£250,000



WILKINS VARDY

£250,000

*** TAKE A VIRTUAL WALK THROUGH THIS SOON TO BE COMPLETE NEW BUILD BUNGALOW ***

*** LAST 6 PLOTS AVAILABLE - RESERVE NOW BEFORE THEY ARE ALL GONE ***

PLOT 27 - 3 BED DETACHED NEW BUILD BUNGALOW WITH SINGLE GARAGE IN STUNNING SEMI RURAL LOCATION

This superb three bed, two bathroom detached bungalow offers 834 square feet of well planned and contemporary styled accommodation, the main feature being a fantastic open plan kitchen/diner/lounge with patio doors opening onto a landscaped enclosed garden.

- New Build Detached Bungalow
- Three Good Sized Bedrooms
- En Suite & Family Bathroom
- Open Plan Kitchen/Diner/Lounge
- Drive and Single Garage
- Semi Rural Location
- 10 Year LABC Guarantee
- Reservations Being Taken
- LAST 6 PLOTS REMAINING

General

Gas Central Heating

uPVC Double Glazing

10 Year Structural Warranty

Fully Fitted Floor Coverings Throughout

Gross Internal Floor Area -

Secondary School Catchment Area - Tupton Hall School

Reservation Fee £500 - Must be proceedable to reserve.

Prices are a guide only and may be subject to change

Street scene images may not include the subject property

Entrance Hall

Having two built-in storage cupboards.

Master Bedroom

14'6 x 10'9 (4.42m x 3.28m)

A good sized front facing double bedroom with a door leading through into the ...

En Suite Shower Room

To be part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin and low flush WC.

Open Plan Kitchen/Diner/Lounge

25'11 x 12'5 (7.90m x 3.78m)

A superb open plan space with French doors overlooking and opening onto the rear garden.

You will have the choice from an agreed range of contemporary style wall, drawer and base units with complementary work surfaces over, including an inset 1½ bowl single drainer sink with mixer tap. (Subject to the time of reservation)

Integrated appliances to include a dishwasher, fridge/freezer, electric oven and hob with extractor over.

Space and plumbing will be provided for an automatic washing machine.

Designated lounge/dining area.

Bedroom Three

9'3 x 7'10 (2.82m x 2.39m)

A side facing bedroom.

Bathroom

To be part tiled and fitted with a white 3-piece suite comprising of a panelled bath, wash hand basin and low flush WC.

Bedroom Two

9'3 x 8'0 (2.82m x 2.44m)

A front facing double bedroom.

Outside

There is a landscaped front garden and block paved drive providing car standing for two cars.

To the rear there is an enclosed garden which comprises a patio and lawn.

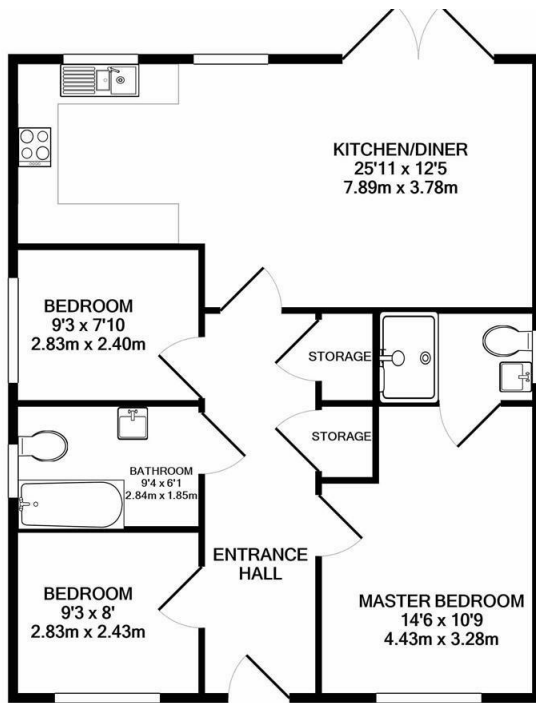
Help to Buy

Help to Buy available - With a 5% Deposit (£) and a 75% Mortgage (£), The Government will lend you the remaining 20% (£) through an equity loan, which is cost free for the first 5 years and can be repaid at any time or when you sell. (Qualifying conditions apply and full details are available on request).

Whether you're a first time buyer or looking to move up the property ladder the Help to Buy scheme is available on all our homes in England up to £600,000.

The Government-backed Help to Buy equity scheme is intended to make mortgages more readily available to people who cannot afford a large deposit and may help you qualify for some of the best mortgage rates around. To buy one of our new homes you may only need a 5% deposit and a mortgage of up to 75% of the value of the property. So you pay just 80% of the property price now. The Government will lend you the remaining 20% of the value of your property through an equity loan, which will be cost free for the first 5 years and can be repaid at any time or on the sale of your home.





TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) 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

Relocation agent network

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. Rockcliffe 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 items 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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