

6 Leith Grove Newbold Road,  
, S41 7FG

£285,000

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WILKINS VARDY

# £285,000

SUPER INCENTIVE ON PLOT 3 WITH £10,000 CASHBACK OR DEVELOPER DEPOSIT CONTRIBUTION AS WELL AS SALES ASSIST AVAILABLE - SELL YOUR HOUSE FOR FREE

## LAST PLOT AVAILABLE

\*\*\* STUNNING FOUR BED NEW BUILD FAMILY HOME \*\*\*  
\*\*\* IMPRESSIVE 1166 SQUARE FOOT OF ACCOMMODATION \*\*\*  
\*\*\* SUPERB OPEN PLAN FAMILY / LIVING KITCHEN WITH BALCONY \*\*\*  
\*\*\* SPACIOUS 8M X 4M TANDEM GARAGE \*\*\*  
\*\*\* EDGE OF THE TOWN CENTRE \*\*\*

GREAT SPECIFICATION WITH FULLY INTEGRATED MAGNET KITCHEN (INCLUDING FRIDGE/FREEZER, WASHER & DISHWASHER, SECURITY ALARM, FLOOR COVERINGS & CONTEMPORARY TILED BATHROOMS.

This superb four storey new build property includes a spacious open plan family dining kitchen with

- SALES ASSIST PACKAGE AVAILABLE
- SELL YOUR HOME FOR FREE WHEN YOU RESERVE
- ADDITIONAL £10,000 DEVELOPER INCENTIVE AVAILABLE
- Four Double Bedrooms - Open Plan Family Kitchen with Balcony
- SUPERB 8M X 4M Garage With Electric Door
- 1166 SQ. FT. OF ACCOMMODATION
- Edge Of Town Centre Location
- Two Bathrooms & Cloaks/WC
- Fully Integrated Contemporary 'Magnet' Kitchen
- EPC Rating: B

## General

Gas central heating (Ideal Logic Combi Boiler)

uPVC double glazed windows and doors

Security alarm system installed

10 Year New Build Warranty

Gross internal floor area - 142.2 s.qm./1530 sq.ft. (Including garage)

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

## INCENTIVES

A £10,000 developer contribution will be offered upon an asking price reservation on Plot 3. This £10,000 could be taken as a deposit contribution or cashback. Sales assist will still be available on top of this incentive. If you have a property to sell, your estate agency fees will be covered in full if you reserve a plot at Leith Grove. Offer only applies to houses within the Chesterfield area and will be subject to a valuation by Wilkins Vardy.

This offer is subject to availability and is offered at the developers discretion.

## Images

The internal photographs used on this listing are of Plot 4, which is the same house type. Finishes may vary.

## On the Ground Floor

### Entrance Hall

A staircase from here goes to the First Floor accommodation and a door gives access to the garage.

### Garage

A superbly spacious garage with plenty of room for additional storage and potential to use / convert into a gym or store (Subject to obtaining any necessary consents),

## On The First Floor

### Landing

A staircase up to the second floor.

### Cloaks / WC

Having a 2-piece white suite comprising of a low flush WC and a semi recessed wash hand basin with storage below.

### Open Plan 'L' Shaped Kitchen/Diner

### Kitchen

Being part tiled and fitted with a range of light grey shaker style wall, drawer and base units with complementary work surfaces over.

Inset single drainer ceramic sink with mixer tap.

Integrated appliances to include a fridge/freezer, washing machine, dishwasher, electric eye level oven and 4-ring induction hob with glass splashback and extractor over.

Downlighting.

## Dining / Living Area

Being open plan to the kitchen, a good sized reception area, spanning the full width of the property, fitted with LVT flooring and having glazed patio doors which open onto the balcony.

### Balcony

With glazed panels and views over the development.

## On The Second Floor

### Landing

Having a built-in cupboard. A staircase from here rises up to the Third Floor accommodation.

### Bed One / Living Room

A good sized double bedroom, spanning the full width of the property and having two windows overlooking the rear of the property.

### Bedroom Two

A good sized double bedroom, spanning the full width of the property and having two windows overlooking the front of the property.

### Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage below and a concealed cistern WC. Chrome heated towel radiator. Downlighting.

## On The Third Floor

### Landing

### Bedroom Three

A good sized double bedroom, spanning the full width of the property and having two Velux windows.

### Bedroom Four

A good sized double bedroom, spanning the full width of the property and having two Velux windows.

### Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled corner shower cubicle with mixer shower, semi recessed wash hand basin with storage below and a concealed cistern WC.

Downlighting.

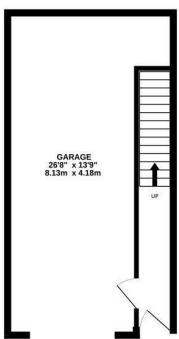
### Outside

To the front of the property there is a block paved drive providing off street parking.

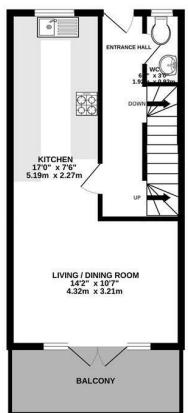
To the rear of the property there is a paved patio and a lawned garden.



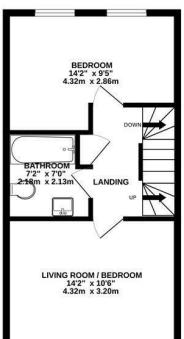
LOWER GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



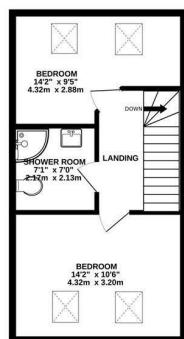
UPPER GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



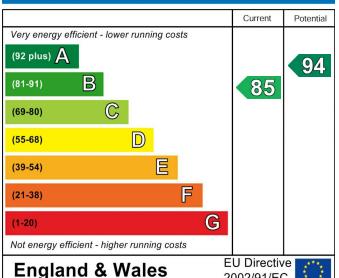
1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



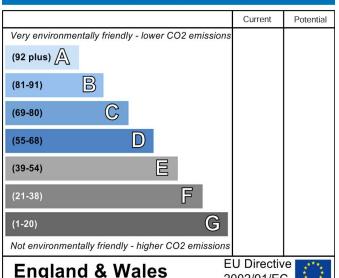
2ND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



#### TOTAL FLOOR AREA: 1530 sq.ft. (142.2 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, fixtures and fittings have not been tested and no guarantee as to their operation or efficiency can be given.

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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 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 Outwood Academy Newbold 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. Genus Design Homes Limited 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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