4 Meadow View,
Barlborough, S43 4XF

£365,000

WILKINS VARDY

# £365,000

PLOT 125 - OUR LARGEST HOUSE TYPE YET - THE COEL - EXECUTIVE FOUR BED DETACHED FAMILY HOME WITH DETACHED SINGLE GARAGE - BUILD COMPLETE AND READY FOR IMMEDIATE OCCUPATION

The Coel is an impressive detached family home, which offers an impressive 1223 sq. ft. of accommodation which includes a fantastic open plan family room with bi-fold doors and generous living room. There is also a good sized utility/boot room.

Plot 125 boasts a pleasant corner plot accessed by a private drive giving access to the detached brick built single garage and large south facing garden.

- BUILD COMPLETE - READY FOR VIEWING
- VIEWING RECOMMENDED
- The Coel - Four Bed Detached Family Home - 1326 sq.ft.
- Contemporary Kitchen & Generous Family Room
- Ground Floor WC & Utility
- Two Bathrooms
- Generous South Facing Garden
- Off Street Parking & Detached Single Garage
- VIRTUAL WALK THROUGH AVAILABLE

General
Gas Central Heating
uPVC Double Glazing
10 Year LABC New Build Guarantee
Fully Fitted Floor Coverings Throughout
Gross Internal Floor Area - 1223 sq. ft. (113.6 sq m) + 400 sq. ft. Detached Garage
Secondary School Catchment Area - Heritage High School
Council Tax Band - TBC
Current Energy Band - TBC

Ground Floor

Entrance Hall
With stairs rising up to the first floor accommodation.

Cloakroom/WC
Being part tiled and fitted with a white low flush WC and wash hand basin.
Vinyl flooring.

Lounge
13'9 x 9'5 (4.19m x 2.87m)
A superb front facing reception room.

Superb Breakfast Kitchen
13'9 x 9'5 (4.19m x 2.87m)
A superb breakfast kitchen opening into the adjacent Family Room.
You will have the choice from an agreed range of contemporary style wall, drawer and base units with complementary work surfaces over with inset sink unit with mixer tap. (Subject to the time of reservation).
Integrated appliances to include a fridge/freezer, dishwasher, electric oven and hob with extractor over.
Space and plumbing is provided for a washing machine.
Vinyl flooring.

Family Room
19'0 x 9'5 (5.79m x 2.87m)
A generous rear facing reception room having bi-fold doors overlooking and opening onto the rear of the property.
A further door opens to a ...

Utility Room
9'5 x 6'9 (2.87m x 2.06m)
You will have the choice from an agreed range of contemporary style wall, drawer and base units with complementary work surfaces over with inset sink unit with mixer tap. (Subject to the time of reservation).
A door gives access onto the side and to the rear of the property.

On the First Floor

Spacious Landing
With skylight.

Master Bedroom
11'5 x 9'5 (3.48m x 2.87m)
A generous front facing double bedroom with access into the...

En-Suite Shower Room
Being part tiled and comprising a shower cubicle with mixer shower, low flush wc and pedestal wash hand basin.
Vinyl flooring.

Bedroom Two
11'3 x 8'4 (3.43m x 2.54m)
A good sized rear facing double bedroom.

Bedroom Three
12'0 x 9'4 (3.66m x 2.84m)
A generous front facing double bedroom.

Bedroom Four
9'4 x 6'10 (2.84m x 2.08m)
A rear facing good sized single/small double bedroom.

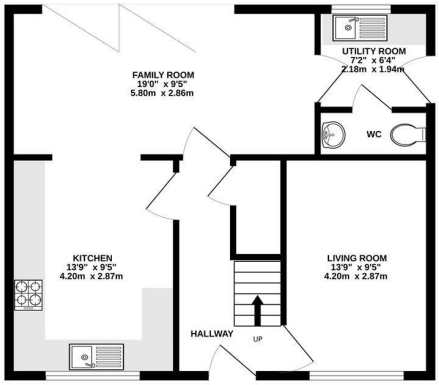
Family Bathroom
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, low flush WC and pedestal wash hand basin.
Vinyl flooring.

Outside
A driveway provides off street parking, which leads to the single brick built garage. There will also be turfed gardens as shown on the landscaping plan.

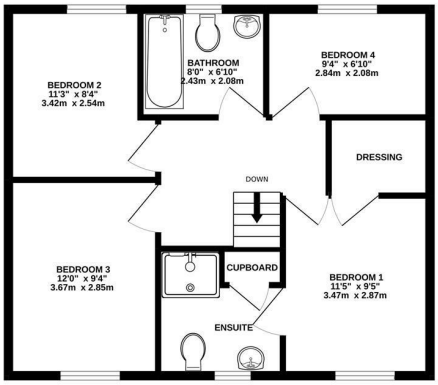
The rear garden will comprise a paved patio and lawned garden bordered by timber post and rail fencing.

Street scene images may not include the subject property

GROUND FLOOR




1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.




TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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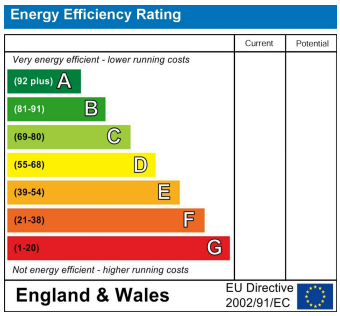


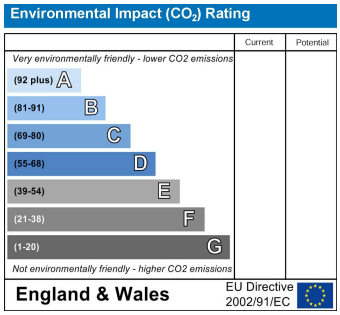


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## VIEWINGS

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.

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 Heritage High 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.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contact. All room dimensions are approximate. Rockcliffe Homes reserves 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**

wilkins-vardy.co.uk