



58 Hawthorne Road,  
Barlborough, S43 4ZD

£284,000

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WILKINS VARDY

# £284,000

THE COEL - A SUPERB FOUR BED DETACHED FAMILY HOME WITH SINGLE GARAGE - SOLD AT 80% OF MARKET VALUE - THAT'S 20% BELOW MARKET VALUE

Nestled on the desirable Hawthorne Meadows development, this superb detached house boasts four well-proportioned bedrooms and two contemporary bathrooms, making it ideal for both relaxation and practicality. Sold with a 20% market value discount, this property will remain great value for its lifetime.

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 149 boasts a pleasant corner plot and has a driveway giving access to the semi-detached brick built single garage.

- BUILD COMPLETE AND READY TO VIEW
- BUY 100% OF THE HOUSE WITH A 20% DISCOUNT ON MARKLET VALUE
  - \*\* See qualifying criteria
- The Coel - Four Good Sized Bedroom Detached Family Home - 1326 sq.ft.
- Ground Floor WC & Utility
  - Generous Family Room
- Contemporary Kitchen
  - Two Bathrooms
  - Off Street Parking & Single Garage

**20% Discounted Market Value - What Does It Mean?**  
It has long been planning policy for larger housing developments to include an element of affordable housing. This usually results in a proportion of the new builds being sold to a Local Housing Association, who will then re-sell the properties on a shared equity basis or rent out. Whilst this type of situation has been common place on most larger developments in our region, Hawthorne Meadows are trying to do things differently.

That's why they have agreed with Bolsover District Council to sell a select number of homes at a 20% discount off market value with no need for a Housing Associations involvement. Whilst qualifying criteria will need to be satisfied, the property will be owned entirely by the purchaser with no stake owned by a third party. The 20% discount will remain on any future transactions throughout the property's life, meaning that other people will benefit from this superb incentive for generations to come.

**Qualifying Criteria**  
To benefit from this incentive, you must satisfy certain qualifying criteria, including:

- \* You must have lived or worked in the Bolsover District for at least 36 months, OR Have a parent or child who has lived in the Bolsover District for at least 36 months.
- \* Have a household income below £60,000,
- \* Be able to obtain a mortgage for at least 50% of the discounted price,
- \* You must live in the property as your main residence.

If you think you qualify, ask for further details and we will confirm your eligibility before you commence with the legals.

**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.

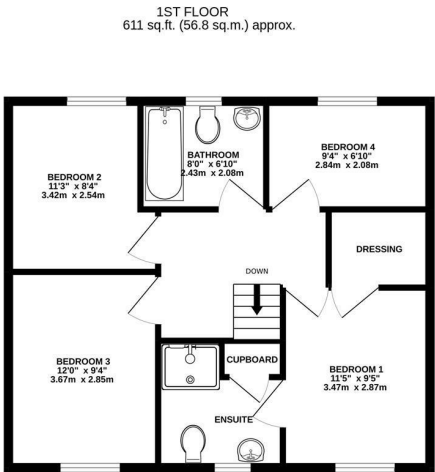
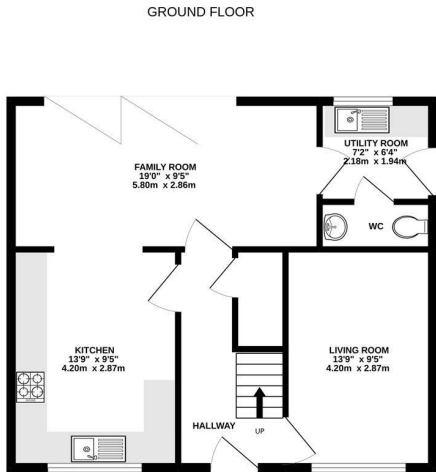
**Outside**  
A driveway provides off street parking, which leads to the single brick built garage. There will also be turfed gardens as shown on the landscaping plan.

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







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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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



## 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 contract. 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.

Rockcliffe Meadows  
Phase 3

Widland  
twelf  
nion  
nity  
ndon  
erson  
rel  
ble  
red  
eased  
Home



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