18 Meadow View,
Barlborough, S43 4XF

£320,000

WILKINS VARDY

£320,000

PLOT 132 - THE EMERSON - EXECUTIVE FOUR BED DETACHED FAMILY HOME

The Emerson is an impressive four bedroomed, two bathroomed detached family home which offers 1221 sq.ft. of contemporary styled accommodation including a spacious open plan dining kitchen with patio doors opening onto the rear garden, a large living room and master bedroom with en-suite shower room. The property also boasts a single garage and off street parking.

- BUILD COMPLETE AND READY FOR IMMEDIATE OCCUPATION
- VIEWING ADVISED
- Four Bedroom Detached Family Home
- Open Plan Dining Kitchen
- VIRTUAL WALK THROUGH AVAILABLE
- Two Bathrooms
- Attached Garage
- Off Street Parking

General
Gas Central Heating
uPVC Double Glazing
10 Year LABC New Build Guarantee
Fully Fitted Floor Coverings Throughout
Gross Internal Floor Area - 1221 sq. ft. (113.4 sq m) (Including 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.

Lounge
A superb front facing reception room with useful under stairs storage cupbaord.

Superb Open Plan Dining Kitchen
A great open plan family space with a large dining area with bay having patio doors 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 with inset sink unit with mixer tap. (Subject to the time of reservation).
Integrated electric oven, hob with extractor over and integrated fridge/freezer. Space and plumbing for a washing machine. Integrated dishwasher.
Vinyl flooring.

Lobby
With a door leading to the outside and door into the...

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

First Floor

Landing
With useful storage cupboard.

Master Bedroom
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 florring.

Bedroom 2
A second good sized front facing double bedroom.

Bedroom 3
A rear facing double bedroom.

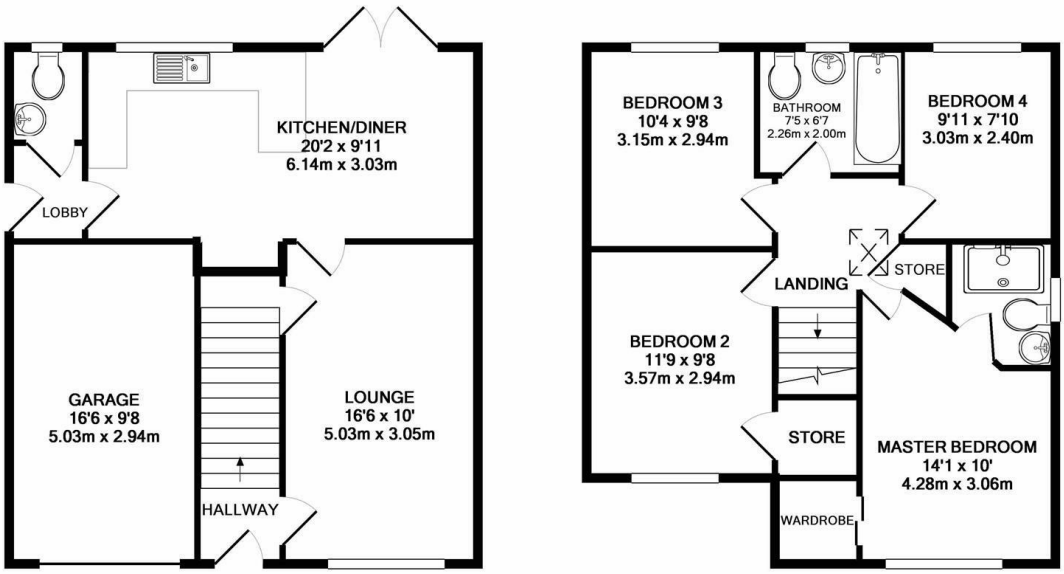
Bedroom 4
A rear facing good sized single / small double.

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

Outside
Each plot will have a driveway providing off street parking, which leads to the single attached garage. There will also be turfed gardens as shown on the landscaping plan.

The rear gardens 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
APPROX. FLOOR
AREA 628 SQ.FT.
(58.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1221 SQ.FT. (113.4 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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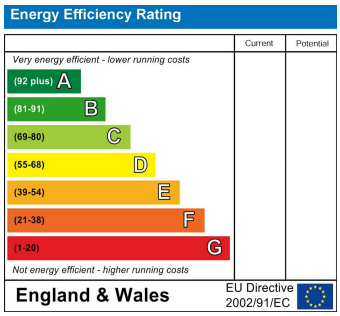

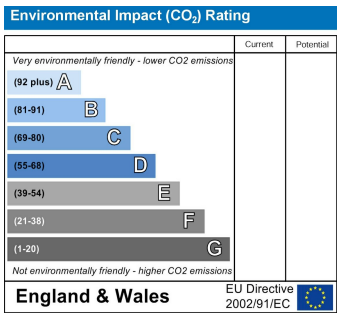

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VIEWINGS

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, electric fire, kitchen appliances, 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.

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

wilkins-vardy.co.uk