



Hardwick Meadows Dunholme Way,  
Doe Lea, S44 5GF

£299,950

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WILKINS VARDY

# £299,950

OPEN HOUSE EVERY SATURDAY FROM THE 3RD JANUARY 12.30PM TIL 2PM - POP IN AND SEE THE QUALITY FOR YOURSELF - PRICES REDUCED TO SELL

SHOW HOME AVAILABLE TO VIEW - 'A' RATED ENERGY EFFICIENT FOUR BED, TWO BATH NEW BUILD DETACHED FAMILY HOME WITH SOLAR PANELS, EV CHARGING AS STANDARD

This fantastic four bedroomed, two bathroomed detached family home has been built to the highest standards and includes a fantastic contemporary styled open plan family kitchen, as well as four good sized double bedrooms and two bathrooms. With energy efficiency at the centre of these high specification homes, each plot is built with solar panels and EV car charging units as well as fully integrated kitchens and floor coverings throughout.

Hardwick Meadows is a truly special development of five superbly designed homes, set within a secluded position yet being just minutes from Junction 29 of the M1 motorway, making it an ideal choice for commuters.

- OPEN HOUSE EVERY SATURDAY FROM THE 3RD JANUARY 12.30PM TIL 2PM
- POP IN AND SEE THE QUALITY FOR YOURSELF
- Four Good Sized Double Bedrooms
- En Suite & Family Bathroom
- Superb Open Plan Family Kitchen with Integrated Appliances
- 10 Year NHBC Warranty
- Drive & Landscaped Gardens
- Off Street Parking & Garage
- EV Charging Point & Solar Panels

## General

Gas Central Heating  
Grey uPVC Double Glazed Windows  
Grey Composite Front Entrance Door & French Doors  
Heat Smoke Detectors  
Solar Panels  
EV Charging Point  
Combined Gas and Electric Smart Meters  
10 Year NHBC Warranty  
Secondary School Catchment Area - The Bolsover School  
Council Tax Band - TBC  
Reservation fee £500 (Half refundable). Buyers must be in a proceedable position to reserve.

## Images

The internal images are of plot 5 (not the advertised plot but the same house type) and are intended to be used for illustrative purposes only. Finishes and layouts may vary slightly in each plot.

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

A staircase rises to the First Floor accommodation.

## Lounge

17'1" x 9'10" (5.21m x 3.02m)  
A good sized front facing reception room.

## Superb Open Plan Family Kitchen

## Kitchen

9'1" x 21'1" (2.78m x 6.43m)  
To be fitted with a modern range of kitchen units comprising wall, drawer and base units with laminated work surfaces over.  
Inset stainless steel sink and drainer with chrome mixer tap.  
Integrated appliances to include a dishwasher, stainless steel oven and 5-ring gas hob with stainless steel chimney hood over.  
French doors with side lights overlook and open onto the rear garden.  
Downlighting.  
A choice of flooring.

## Cloaks/WC

To be fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.

## Utility Room

5'1" x 4'11" (1.55m x 1.52m)  
To be fitted with base units with laminated work surface over.  
Space and plumbing for a washing machine.  
Downlighting.

## On the First Floor

## Landing

Having a built-in linen cupboard.

## Bedroom One

12'11" x 14'1" (3.96m x 4.3m)  
A good sized front facing double bedroom.  
A door gives access into the ...

## En Suite Shower Room

7'10" x 4'5" (2.41m x 1.37m)  
To be fitted with a white 3-piece suite comprising of a shower cubicle with thermostatic shower, wash hand basin and low flush WC.  
Towel rail.

## Bedroom Two

11'6" x 12'10" (3.51m x 3.93m)  
A good sized front facing double bedroom.

## Bedroom Three

10'10" x 10'8" (3.32m x 3.26m)  
A good sized rear facing double bedroom.

## Bedroom Four

14'1" x 8'5" (4.3m x 2.59m)  
A cosy rear facing double bedroom.

## Family Bathroom

7'4" x 6'10" (2.26m x 2.1m)  
To be fitted with a white 3-piece suite comprising of a panelled bath with fitted screen and shower over, wash hand basin, and low flush WC.  
Towel rail.

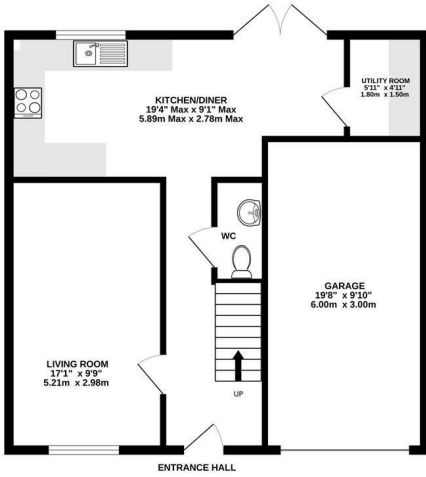
## Outside

A tarmac drive will provide off street parking and lead to the Single Garage.  
Landscaping to the front garden and turf to the rear garden enclosed by fencing.  
External wall light to front and rear, and outside tap.

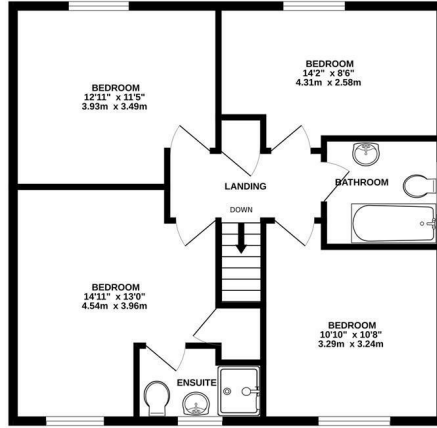




GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.4 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) <b>A</b>	<b>92</b>	<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>	<b>92</b>	<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent network

## 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 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 Bolsover 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. Northwood 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 item concerned not having been fitted or ordered at the time of reservation.



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