Plot 1, 'The Gainsborough' Kingswood Park,
Wingerworth S42 6LW

£198,000

WILKINS VARDY

£198,000

PLOT 1 'THE GAINSBOROUGH' - TWO BED END TERRACE NEW BUILD 'A' RATED ENERGY EFFICIENT BUNGALOW ON EXCLUSIVE OVER 55'S DEVELOPMENT WHERE YOU ONLY PAY 80% OF THE MARKET VALUE

This truly affordable Gainsborough is a delightful two bedroom bungalow with thoughtfully designed high specification accommodation bringing modern living to a peaceful village setting. Sold at 80% of market value, the stunning accommodation includes a good sized living room, designer kitchen with integrated appliances and a living/dining room with bi-fold doors opening onto a rear patio. The property also boasts two good sized double bedrooms and a designer bathroom. Outside, there are landscaped gardens and a block paved driveway with EV charging point.

Located in the heart of Wingerworth, Kingswood Park is an exclusive development of 17 new high quality 2 and 3 bedroom bungalows, being well placed for The Avenue Country Park and for routes into Clay Cross and Chesterfield.

- HIGH SPECIFICATION 'A' RATED ENERGY EFFICIENT NEW BUILD HOME
- AFFORDABLE PROPERTY - YOU PAY 80% OF MARKET VALUE BUT OWN 100% OF THE PROPERTY
- DESIGNER KITCHEN WITH INTEGRATED APPLIANCES
- LIVING/DINING ROOM WITH BI-FOLD DOORS OPENING TO THE REAR GARDEN
- TWO GOOD SIZED DOUBLE BEDROOMS
- DESIGNER BATHROOM
- BLOCK PAVED DRIVEWAY & LANDSCAPED GARDENS
- SOLAR PANELS AND AIR SOURCE HEAT PUMP AS STANDARD
- 10 YEAR BUILD WARRANTY
- ANOTHER QUALITY STANCLIFFE HOMES SITE

General

Air source heat pump
uPVC double glazed windows and doors
Under floor heating
Heat/smoke detectors
Solar panels
Intruder and security alarm system
Cat 6 internet connection
Gross internal floor area - 730 Sq.Ft.
Council Tax Band - TBC
Tenure - Freehold

Anticipated Completion Date: June/July 2026

Over 55 Age Restriction

This development will only be available to people over the age of 55. This will also be the case for any future onward sales.
More details available upon request.

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, Stancliffe Homes are trying to do things differently.

That's why they have agreed with North East Derbyshire District Council to sell a proportion of Kingswood Park 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.

A composite front entrance door with Ring doorbell opens into a ...

Entrance Hall

Having two built-in storage cupboards.

Bedroom Two

13'9 x 8'6 (4.19m x 2.59m)
A front facing double bedroom.

Master Bedroom

12'9 x 10'0 (3.89m x 3.05m)
A good sized front facing double bedroom.

Bathroom

9'0 x 6'6 (2.74m x 1.98m)
To have a range of stylish tiling with a selection of colours and textures, including a feature wall.
To be fitted with a quality white 4-piece suite comprising of a walk-in shower enclosure, panelled bath, semi pedestal wash hand basin and a low flush WC.
Heated towel rail.
Shaver socket.
Tiled floor and downlighting.

Open Plan Kitchen/Dining/Living Room

Kitchen

11'8 x 9''7 (3.56m x 2.74m'2.13m)
To be fitted with a designer kitchen with a wide range of unit styles and colours available., and having laminate worktops and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, washer/dryer, fridge/freezer, microwave, stainless steel microwave combi oven, stainless steel electric oven and 4 burner induction hob.
Tiled floor, downlighting and extractor fan.
Bay window overlooking the rear garden.

Living/Dining Room

17'6 x 13'8 (5.33m x 4.17m)
A spacious reception area with bi-fold doors overlooking and opening onto the rear garden.

Outside

To the front of the property there will be a landscaped garden in accordance with the development plan.

A block paved driveway with electric vehicle charging point provides off street parking for two vehicles.

The rear garden will be laid to lawn and have a paved patio area.

An outside tap and external lighting to the front and rear will also be provided.

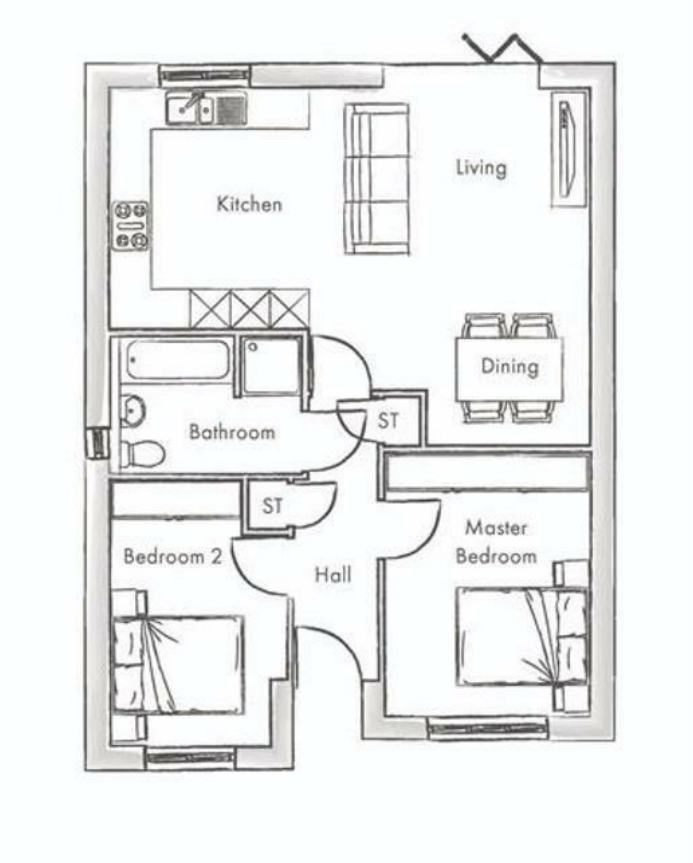
'HE GAINSBOROUGH
WO BEDROOM BUNGALOW

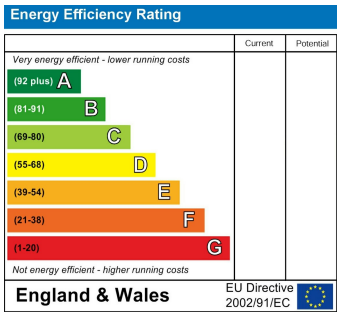
'HE ASHTON
HREE BEDROOM BUNGALOW

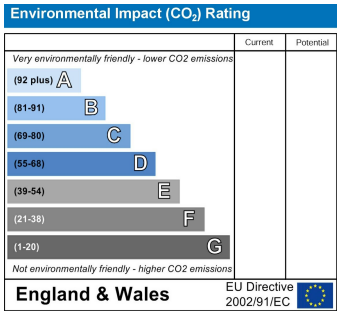
'HE WINDSOR
HREE BEDROOM BUNGALOW

'HE CAMBRIDGE
HREE BEDROOM BUNGALOW

'HE WOBURN
'HREE BEDROOM BUNGALOW







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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.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Stancliffe 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall 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.

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