



2 Moor Road,  
Ashover S45 0AJ

£425,000

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WILKINS VARDY

# £425,000

\*\*\* PART EXCHANGE AVAILABLE \*\*\* HIGH QUALITY ENERGY EFFICIENT NEW BUILD  
TWO BED HOME - CENTRAL ASHOVER VILLAGE LOCATION - EXCLUSIVE DEVELOPMENT

This stunning new stone built semi detached house has a fantastic contemporary open plan ground floor layout with a high specification kitchen including integrated appliances and quartz worktops and being open to the living and dining areas. With two large double bedrooms, all having higher than normal ceilings, this is a great property for a young couple or down sizer in this sought after village setting.

With a pleasant garden and off street parking, the property is situated just off Moor Road, just meters away from the various village amenities and Ashover Primary School. Lime Grove is a stunning development of nine executive homes, built by County Developments Bakewell who are well known locally for building prestigious schemes in the area.

- PART EXCHANGE AVAILABLE on this Energy Efficient Stone Built New Build Family Home
- Superb Open Plan Family Kitchen with Vaulted Ceiling and Feature Bridge/Walkway to the First Floor
- Family Area Has Engineered Oak Flooring & Underfloor Heating
- Two Good Sized Double Bedrooms
- Family Bathroom & Ground Floor WC
- Off Street Parking for Two Vehicles
- Sought After Village Location
- Superb High Ceilings Giving A Feeling Of Space
- Another Quality Development By County Developments Bakewell
- EPC Rating: TBC

## General

Gas central heating with underfloor heating to the family/kitchen. uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area -

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

Warranty - ICW 10 Year Structural Warranty

Anticipated completion date Summer 2024.

NOTE: The internal images featured on this advert are indicative and may not be from the house type shown. Finishes may also vary across the development.

## PART EXCHANGE

Take the hassle out of moving home with our developer part exchange offer.

If you are considering part exchange, your property must be located within the Chesterfield / North Derbyshire area and have a value no more than 70% of the new build plot.

The part exchange offer will be subject to inspection and valuation by Wilkins Vardy and the developer reserves the right to refrain from making an offer if your property is not suitable.

Ask for more details.

## Photographs & Floorplans

The external photographs are of the plot being advertised. The internal photographs are from a different plot and are intended to be used for illustrative purposes only.

Whilst the internal specification will be similar, the exact layout may change between house types and the exact specifications may alter.

The floor plans are also used for illustrative purposes, and the exact sizes of rooms may vary as the properties are built.

## On the Ground Floor

A composite front entrance door opens into a ...

## Cloaks/WC

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

## Open Plan Kitchen/Living/Dining Room

## Kitchen Area

Fitted with a range of wall, drawer and base units with complementary matching quartz work surfaces and upstands.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a fridge, freezer, dishwasher, electric double oven and 4-ring hob with splashback and extractor hood over. Space and plumbing is provided for a washing machine. Engineered oak flooring with under floor heating, and downlighting.

## Living Room

A spacious reception area spanning the full depth of the property, having engineered oak flooring with under floor heating.

## On the First Floor

### Landing

### Master Bedroom

A spacious rear facing double bedroom with downlighting. A door gives access into the ...

### Bedroom Two

A good sized rear facing double bedroom with downlighting.

### Family Bathroom

Being part tiled and fitted with a 4-piece white suite comprising a panelled bath, corner shower cubicle with mixer shower, wash hand basin and a low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

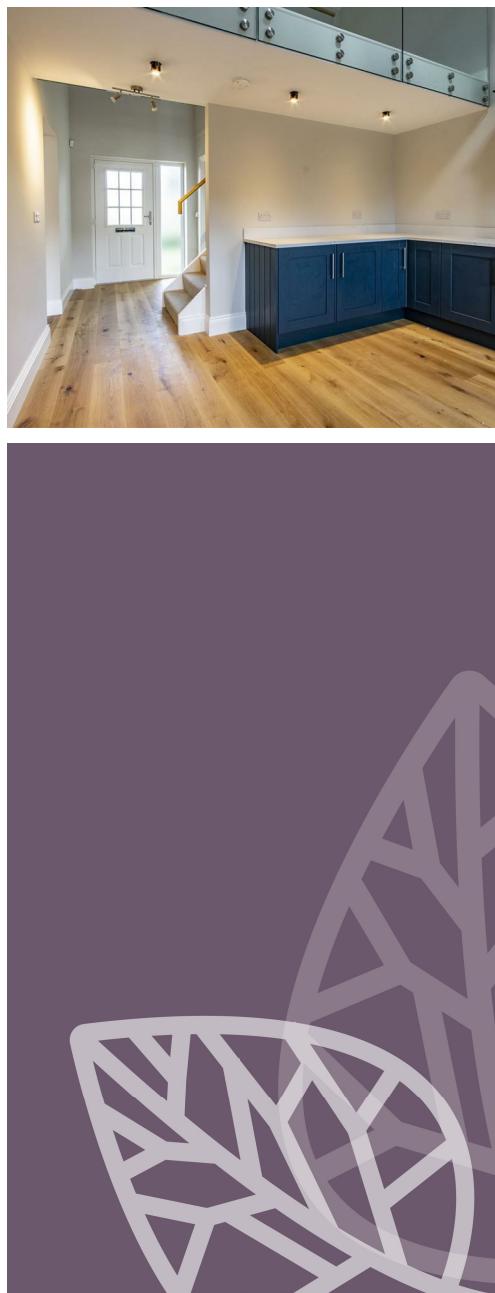
## Outside

To the front of the property there is a paved patio and off street parking for two vehicles.

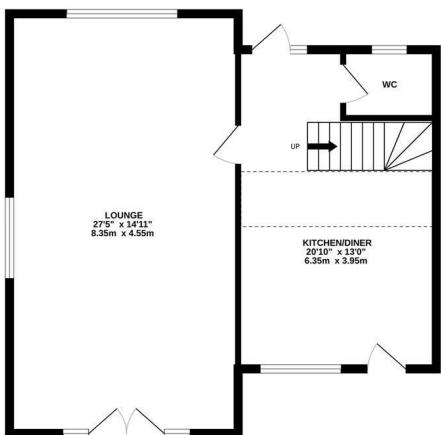
There is also a garden leading onto Moor Road which is laid to lawn.

## Site Layout

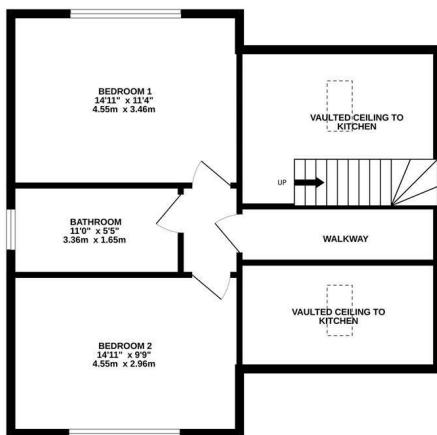
The site layout drawing on this listing is for illustrative purposes and may be subject to change.



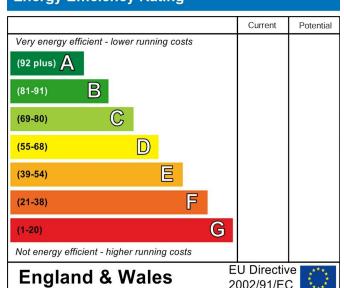
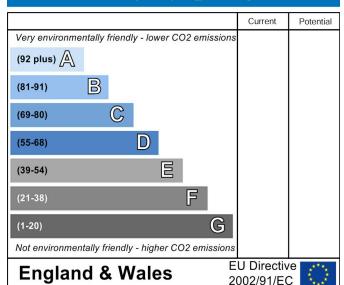
GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

Environmental Impact (CO<sub>2</sub>) Rating

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 indicative purposes only and should not be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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.

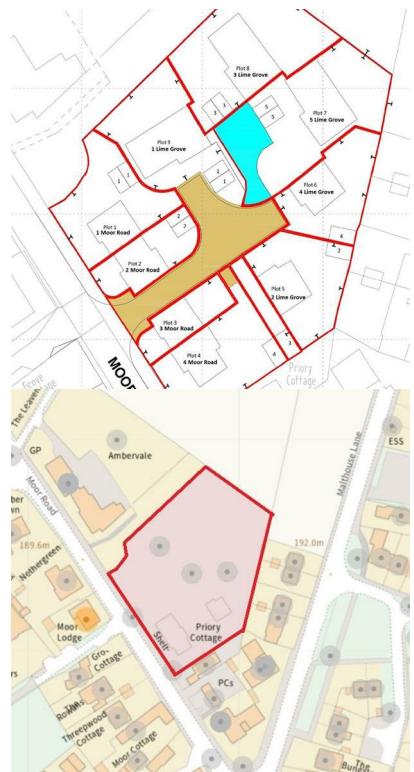
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this **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. County Developments (Bakewell) Ltd 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.



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