Plot 2 Adin Avenue,
Shuttlewood, S44 6QU

£215,000

WILKINS VARDY

£215,000

PLOT 2 - ENERGY EFFICIENT NEW BUILD HOME - 10 YEAR NEW BUILD WARRANTY - SOLAR PANELS - 3 SPACIOUS BEDROOMS

This energy efficient new build semi-detached house on Adin Avenue is due to be complete in early 2026. Designed with modern living in mind, this property boasts three generous bedrooms and includes several features designed to keep energy costs to a minimum.

The heart of the home is undoubtedly the spacious family kitchen, which offers a perfect setting for both cooking and entertaining. The property also features a generous lounge with patio doors and a well-appointed bathroom and ground floor WC, ensuring comfort and convenience for all.

Boasting a good-sized plot at the head of this popular cul-de-sac, this home enjoys a peaceful setting while still being close to local amenities. One of the standout features of this property is its stunning views overlooking open countryside, providing a serene backdrop that enhances the overall appeal of the home. This high-quality new build is perfect for those looking for a contemporary lifestyle in a tranquil environment.

- PLOT 2 - ENERGY EFFICIENT NEW BUILD HOME WITH 10 YEAR WARRANTY
- HIGH SPECIFICATION DESIGN WITH INTEGRATED APPLIANCES AND FLOOR COVERINGS INCLUDED
- THREE GENEROUS BEDROOMS
- MODERN FAMILY BATHROOM AND GROUND FLOOR WC
- FANTASTIC FAMILY KITCHEN WITH INTEGRATED APPLIANCES
- STUNNING LOUNGE WITH PATIO DOORS
- GOOD SIZED ENCLOSED REAR GARDEN
- OFF STREET PARKING TO THE FRONT
- SOLAR PANELS AND EV CHARGING INCLUDED
- RESERVATIONS BEING TAKEN

General
Gas fired central heating
Solar PV Installed and EV Car Charging Point Included
uPVC sealed unit double glazed windows and doors
10 Year New Build Warranty
Gross internal floor area - 96.7 s.qm./1041 sq.ft.
Council Tax Band - TBC
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

Reservations
Reservations will be considered from people who are in a proceedable buying position.
The reservation fee is £500 which will be deducted off the final sale price of the property.

Kitchen Images
The kitchen images used in this listing are computer generated and intended to be used for illustrative purposes only.
Styles, layout and colours may be subject change.

On The Ground Floor

Entrance Hall

Cloakroom / WC
With a low flush WC and pedestal wash hand basin.

Kitchen Diner
13'7" x 12'7" (4.15m x 3.84)
A superb family kitchen with plenty of room for cooking and entertaining.
The kitchen has a modern range of base and wall units with a stainless steel sink with mixer tap.
Integrated appliances to include fridge/freezer, dishwasher, electric oven and induction hob with extractor above.

Superb Lounge
20'8" x 12'7" (6.3m x 3.84m)
A fantastic reception space with plenty of room for relaxing and eating.
There is also access to a useful under stairs storage area.
Patio doors overlook and open onto the rear garden.

On The First Floor

Landing

Bedroom One
13'3" x 12'7" (4.04m x 3.84m)
A generous double bedroom.

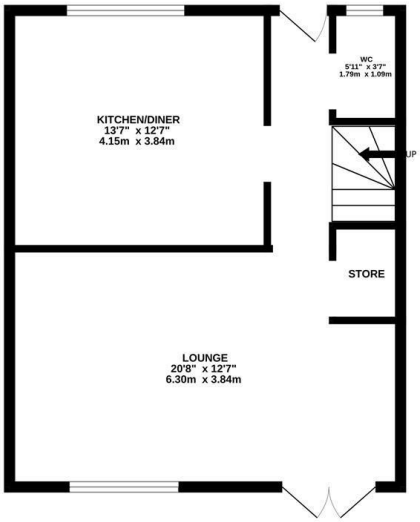
Bedroom Two
13'3" x 12'7" (4.04m x 3.84m)
A second equally spacious double bedroom.

Bedroom Three
9'5" x 9'3" (2.89m x 2.84m)
A good sized third double bedroom.

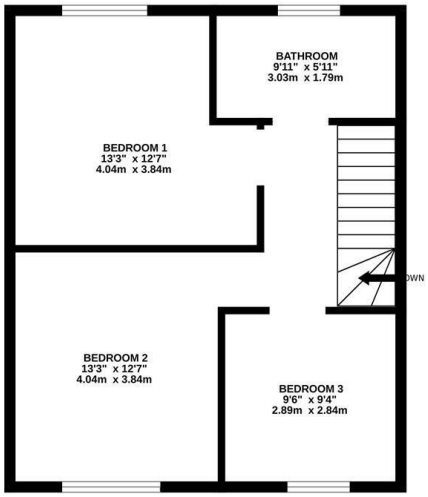
Family Bathroom
Being part tiled and comprising a white three piece suite comprising a bath with shower over, wash hand basin and WC.

Outside
The property enjoys a good sized plot with off street parking to the front.
To the rear there is a good sized enclosed rear garden with lawn and paved patio.

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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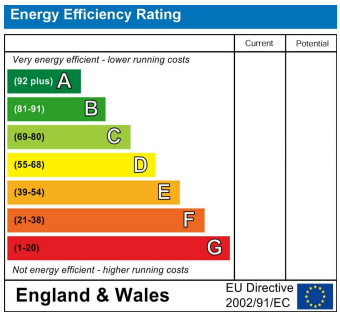

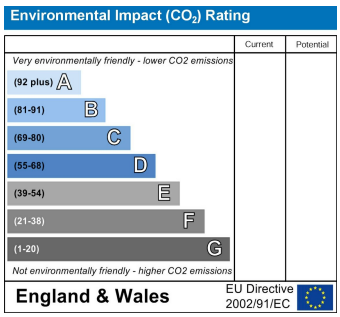

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VIEWINGS

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, 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 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.

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

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