

Plot 1, Church Street

Hartshorne, Swadlincote, DE11 7ER

John
German



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£775,000

Two bespoke new build luxury homes offerings spacious & stylish accommodation extending to approx 2468 sqft (inc garage), to exacting standards, both thoughtfully designed & offering the best in modern day living with contemporary open plan designs, a high specification finish & a very select exclusive private village setting with far reaching views to the rear. Ready for Summer.

Needwood Homes are a passionate family run developer with the objective to provide luxury high-quality homes. With over 25 years of experience, all homes come with the piece of mind of 2 years comprehensive warranty, accompanied with 10 years of third party warranty from an industry leading provider. This bespoke development of just 2 exclusive properties lies quietly positioned at the end of Church Lane within the popular village of Hartshorne. The private and very exclusive site when complete will consist of just two substantial 5 bedroom detached family homes built to exacting standards, both thoughtfully designed and offering the best in modern day living with contemporary open plan designs with a high specification finish.

The properties will benefit from underfloor heating (ground floor) with air source heat pump, a wired alarm system, integral double garage with electric sectional garage doors, control via mobile/smart watch, efficient "Residence collection" R7 windows finished in a gate grey with triple glazed panels, electric car charger, log burner to living room, to name just a few of the properties highlights.

At the heart of the homes are gorgeous luxury living dining kitchens with bifold doors and incorporate full height integrated fridge, full height integrated freezer, two single ovens, integrated dishwasher, induction hob in island with downdraft extractor built in, boiling hot water tap and breakfast bar incorporated into the island.

Each property offers 5 excellent size bedrooms perfect for any size of family. Bedroom 1 has en suite, bedroom 2 also benefits from en suite shower room and the principal family bathroom has bath and separate shower cubicle.

Reception hallway
Guest cloakroom
Living Room 22'4 x 13'3
Dining room 13'1 x 9'7
Open plan breakfast kitchen 20'3 x 15'4
Utility room 8'3 x 5'5
First floor
Bedroom 1 with luxury fully tiled ensuite shower room 20'4 x 18'7
Bedroom 2 with luxury tiled ensuite shower room 16'2 x 11'3
Bedroom 3 13'3 x 12'
Bedroom 4 13'3 x 9'11
Bedroom 5 9'7 x 7'1
Family bathroom

Outside
Driveway to the fore, with integral double garage 20'4 x 18'7
Gardens to the rear wrap around the property and benefit from views over the countryside

With completion set for Summer 2024, early birds can take full advantage by reserving your plot today of being able to personalise (subject to timing) with your choice from a range of luxury kitchens, bathrooms and floor coverings.

Location

Embrace country living in this popular and most accessible village location in the heart of the South Derbyshire countryside. Country walks right from your very doorstep and embrace village life. Hartshorne has a cricket pitch, 2 excellent pubs are the heart of the village and there is an excellent restaurant at The Mill Wheel. The village benefits from a range of local amenities including a village primary school, historic St Peters Church, recreation facilities and is also well situated for access to Repton (5 miles), Melbourne (6 miles) and Ashby de la Zouch (4 miles).

Agents note: All dimensions have been taken from architects' drawings and may deviate slightly from final build complete property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive & double garage.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

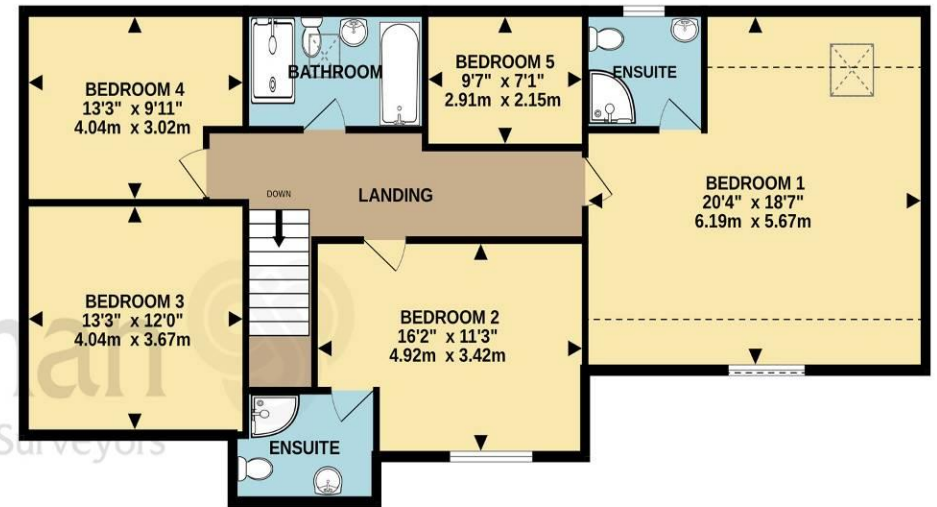
Our Ref: JGA/16022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.



1ST FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 2468 sq.ft. (229.3 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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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