

Plot 2, 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 circa 2500 sqft (inc garage), built 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. 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 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 ensuite, bedroom 2 also benefits from ensuite shower room and the principal family bathroom has bath and separate shower cubicle.

Plot two accommodation:

Reception Hallway

Guests Cloakroom

Living Room 25'8" x 13'3"

Family Room/Dining Room 11'5" x 10'

Open Plan Living Dining Kitchen 20'3" x 17'3"

Utility Room 8'1" x 5'6"

First Floor.

Bedroom One with luxury fully tiled ensuite shower room 20'4" x 18'7"

Bedroom Two with fitted wardrobes & luxury fully tiled ensuite shower room 15'8" x 13'3"

Bedroom Three 14' x 12'2"

Bedroom Four 11'11" x 10'

Bedroom Five 11' x 8'9"

Family Bathroom

Driveways to the fore offer plentiful parking and access to sizeable integral double garage 20'4" x 19'7"

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/>

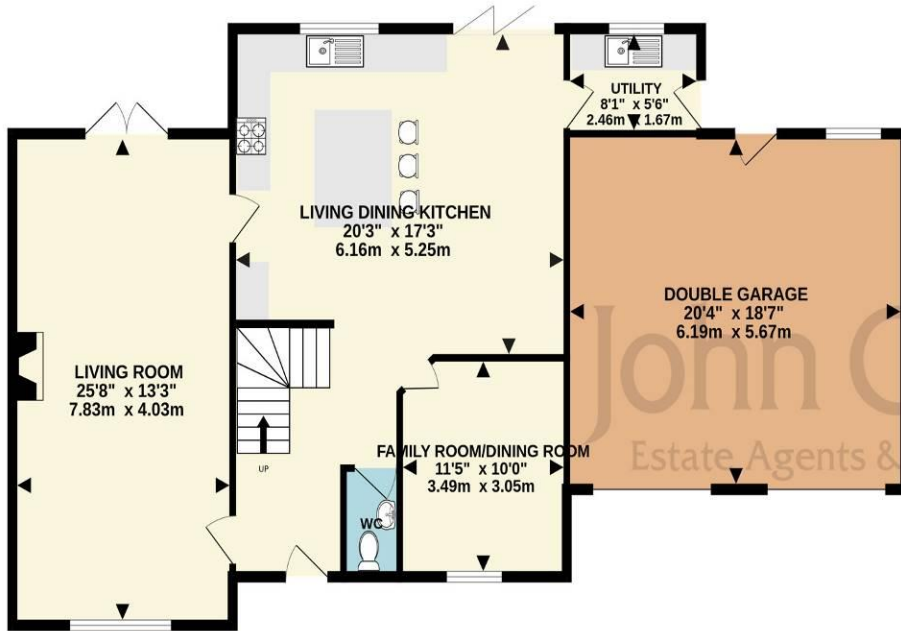
Local Authority/Tax Band: South Derbyshire District Council / Tax Band

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

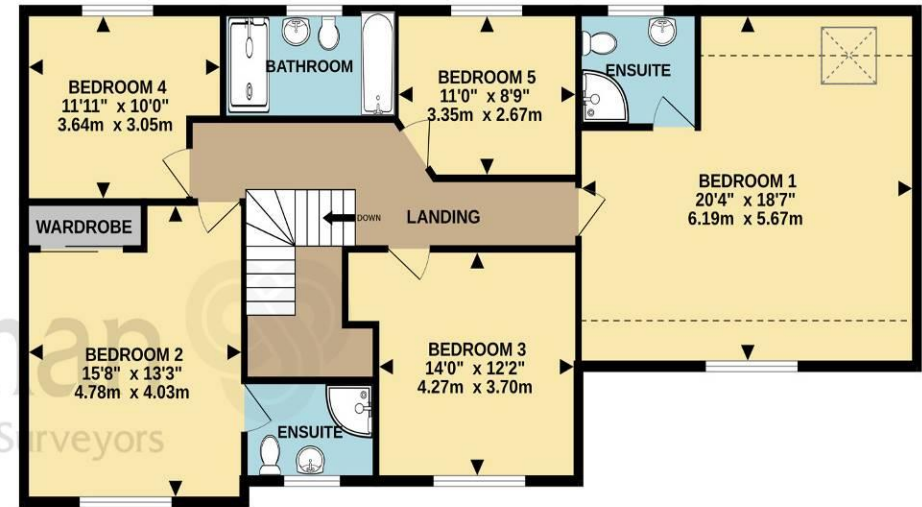
Our Ref: JGA/16022024

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GROUND FLOOR
1327 sq.ft. (123.3 sq.m.) approx.



FIRST FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA : 2537 sq.ft. (235.7 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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Agents' Notes

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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.

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