

# Moorfield Park

Bolsover

## The Arundel PLUS Plot 9 Moorfield Park, Bolsover



*MyPlace*  
Boutique Estate Agency

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01909 304 126

# Moorfield Park

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Arundel PLUS

## KEY FEATURES

- A MUST VIEW HOME, unique in its design and proportions
- One of a Kind, with the Principal BEDROOM SUITE of your dreams
  - DOUBLE GARAGE with driveway for multiple vehicles
    - Spacious open plan kitchen diner leading to a snug
      - Wide range of built-in kitchen appliances
        - Built with Energy Efficiency in mind
- Quality assured with the Castle 10 Checkmate Build Warranty
- Exclusive development of 14 beautifully designed homes
  - Incentive packages tailored to you



THIS PROPERTY IS VIRTUALLY STAGED



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# Arundel

Ground Floor	Metres (at widest point)	Feet (at widest point)	First Floor	Metres (at widest point)	Feet (at widest point)
Lounge	5.14 x 3.53	16' 10" x 11' 6"	Bedroom 1	3.63 x 3.53	11' 10" x 11' 6"
Kitchen dining	7.27 x 2.77	23' 10" x 9' 0"	Bedroom 2	3.54 x 3.53	11' 7" x 11' 6"
Snug area	3.40 x 2.03	11' 1" x 6' 7"	Bedroom 3	2.77 x 2.50	9' 0" x 8' 2"
Utility	2.13 x 2.03	7' 0" x 6' 7"			



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When you choose your new home at Moorfield Park our aim is to give you an outstanding experience to remember.

Understanding your home is personal, our approach keeps it that way. Our small and dedicated team are here for you each and every step of the way, helping you turn the plot you choose into your dream home.

We believe crafting your perfect home means saying goodbye to clinical lists of 'extras' and saying hello to working together to bring to life the home of your dreams.

Moorfield Park offers an exclusive development of only 14 homes but a fantastic choice of 7 styles for you to choose from. By focusing on keeping our developments small, it gives you the reassurance that you and your home receive the attention you deserve.

With the increase in the cost of living, all the homes at Moorfield Park are built with energy efficiency in mind. All our homes offering a **EPC (projected) rating of B**, an Ideal Logic **A+ rated** boiler, dual port thermostatic heating controls, **A rated** electric oven and **LED downlights** to the kitchen area, bathroom and en-suite.

Contact our dedicated team to find out more about the homes available for you to reserve today.

*Gail*

Gail Parkin

Director

Greenwell Developments

*Steph*

Steph Evans MRICS

Co-founder

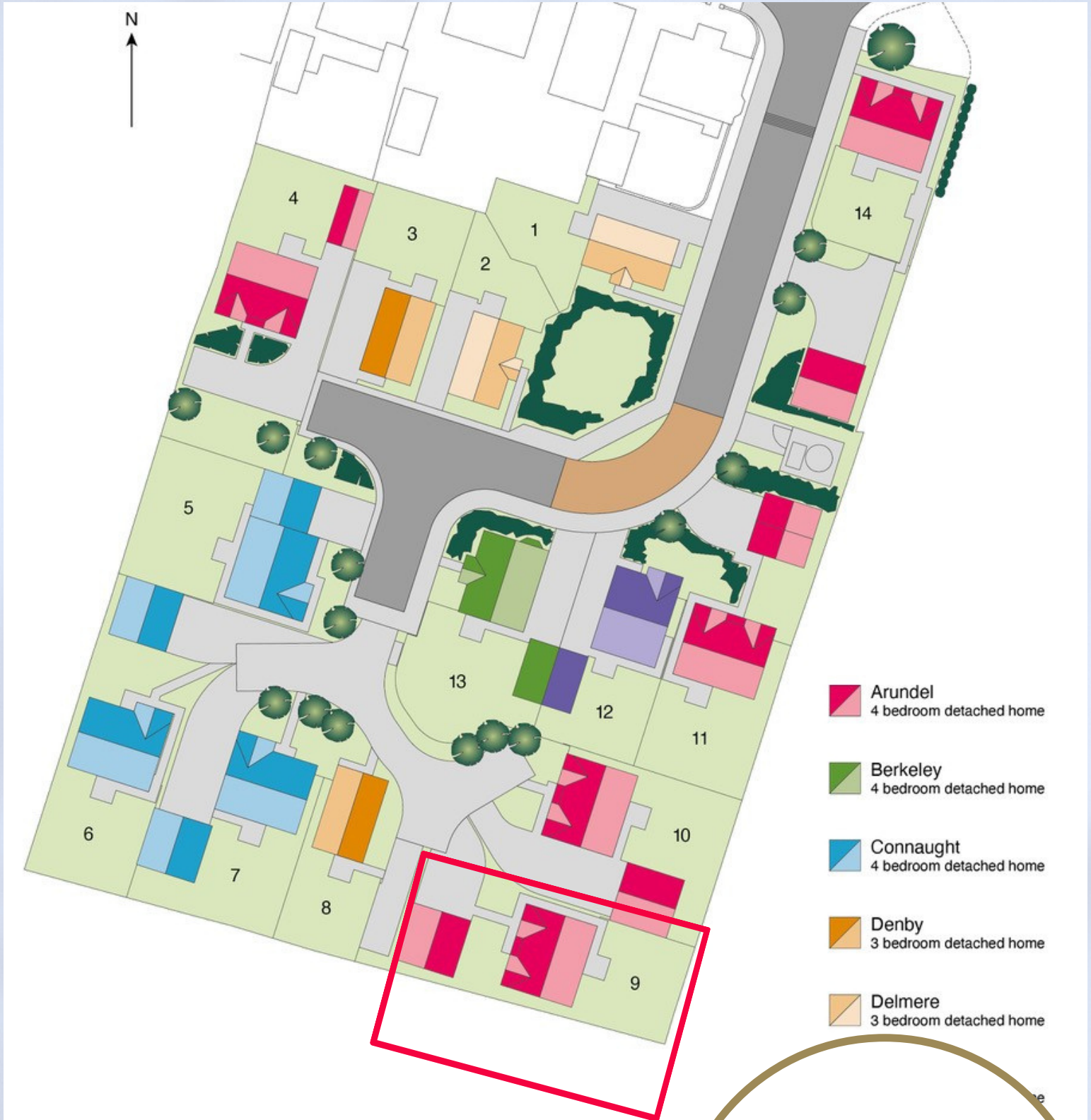
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# Moorfield Park

## Bolsover

### Standard Specification\*

#### Kitchen including Utility

- A generous range of quality units
- Built under double oven
- Electric Hob
- Stainless Steel Extractor Hood
- Intergrated Dishwasher
- Intergrated 70/30 Fridge Freezer
- Upstand and Glass splashback behind hob
- Plumbing for Washing Machine

#### Main Bathroom

- Stylish sanitary ware with chrome fittings
- Bath with Shower and Screen fitted over bath
- Walls around the bath fully tiled
- Splashback tiling to the sink
- Fully tiled floor
- A choice of wall and floor tiles are available

#### En Suite

- Stylish sanitary ware with chrome fittings
- Shower cubicle fully tiled
- Splashback tiling to the sink
- Fully tiled floor
- A choice of wall and floor tiles are available

#### Downstairs Clockroom

- Stylish sanitary ware with splasback tiling to sink
- A choice of wall tiles are available

#### Internal Finshes

- All internal doors finished in white gloss with chrome furniture
- All walls and ceiling to be finished in white emulsion
- All internal timbers finished in white gloss

#### Heating and Electrical

- Full gas central heating
- A generous amount of electrical sockets
- 3 USB charging points - 1 in Kitchen diner and 2 in main bedroom
- 3 TV sockets
- BT socket
- Downlighters to kitchen area, en suite and bathroom
- Under wall cupboard lights to Kitchen
- Intruder Alarm

\*Images used are for illustrative purposes only. The developer reserves the right to amend/substitute make and models to the equivalent or higher value without prior notification, should any product or material become unavailable/discontinued. We operate a policy of continuous product development and may vary this from time to time. We have prepared these property particulars as a general guide of the property. They are not intended to constitute any part of an offer or contract. Service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. myplace makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. If however, you become aware that any information provided to you is inaccurate please inform myplace as soon as possible so we can make any necessary correction. The copyright of all details, photographs and floorplans remain exclusive to My Place Property Consultants Ltd

For individual property specification and detailed on upgrades available please contact our sales team.

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### Standard Specification\*

#### External Features

- Block Paved Drive
- Turf to Front and Rear Gardens
- External lights to front and rear doors
- External twin electric socket
- Patio area
- Fence to rear garden

#### Garage

- Electric Up and Over door(s)
- Electrical socket

#### External Windows and Doors

- Coloured Composite Front Door with Chrome Furniture
- White UPVC back door
- White UPVC Windows
- White UPVC French Doors

#### Energy Efficiency

- Ideal Logic A+ Rated boiler
- A Rated electric oven
- LED downlights to kitchen area, bathrooms and en-suite
- Thermostatic radiator valves throughout
- Dual port thermostatic heating controls
- Energy Performance Rating (projected) B

#### General

- Castle 10 Checkmate Build Warranty
- Built using quality facing bricks and roof tiles and are of a traditional construction
- Freehold tenure
- Management Charge applies for services
- Council Tax Bands - Yet to be allocated
- Plot Reservation Fee - £500

**Make your home your own**

Bring those all important personal touches to your new home at Moorfield Park with our wide range of upgrades.

**Find out more and speak to our sales team today.**

Upgrades available will vary depending plot type, build programme and point of reservation

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## Arundel PLUS

### KEY PROPERTY INFORMATION

<b>Price</b>	£345,000	<b>Tenure</b>	Freehold
<b>Property Type</b>	Detached	<b>Property Size</b>	1,268 sq ft
<b>Council Tax Band</b>	D	<b>Local Authority</b>	Bolsover District Council
<b>Projected EPC Rating</b>	B	<b>Projected ERR Rating</b>	TBC
<b>Bedrooms</b>	3	<b>Bathrooms</b>	2
<b>Garage</b>	Double detached	<b>Garage Size</b>	388 sq ft
<b>Driveway</b>	Yes	<b>Garden</b>	Enclosed with lawn and patio

<b>Construction Type</b>		Traditional brick and block	
<b>Water</b>	Mains	<b>Sewage</b>	Mains
Heating	Mains Gas	<b>Electricity</b>	Mains
<b>Broadband</b>	Openreach	<b>Mobile</b>	No known issues
<b>Management Charges</b>		Payable by each homeowner for management of common areas.	

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**Book your appointment to view today**

## Who to Contact



MyPlace Boutique Estate Agency

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## How to find us

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professionalism  
worldwide

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