

Moorfield Park

Bolsover

The Connaught Plot 5 Moorfield Park, Bolsover



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Boutique Estate Agency

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The Connaught (Plot 5)

KEY FEATURES

- Space for home working
- Enclosed West facing garden
- Small DOUBLE GARAGE with driveway for multiple vehicles
 - Utility Room leading off the kitchen
- A host of intergrated kitchen appliances as standard
 - Spacious open plan, kitchen, dining, living room
 - Built with Energy Efficiency in mind
- Peace of mind with the Castle 10 Checkmate Build Warranty



This property has been virtually staged



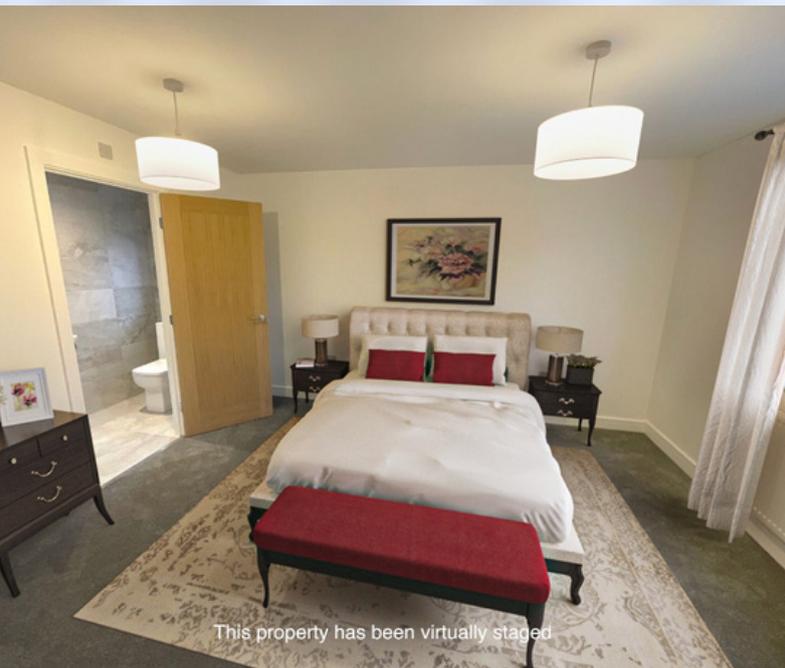
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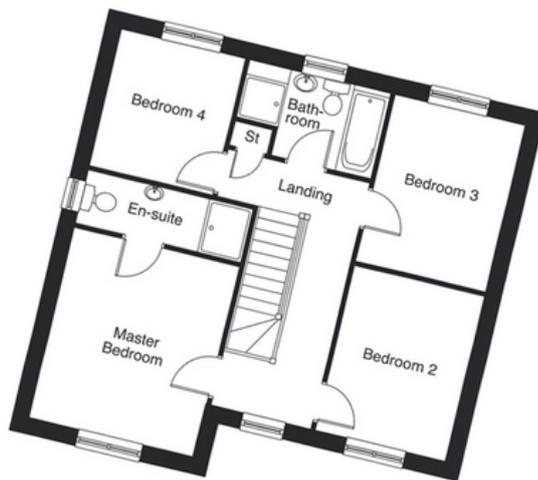
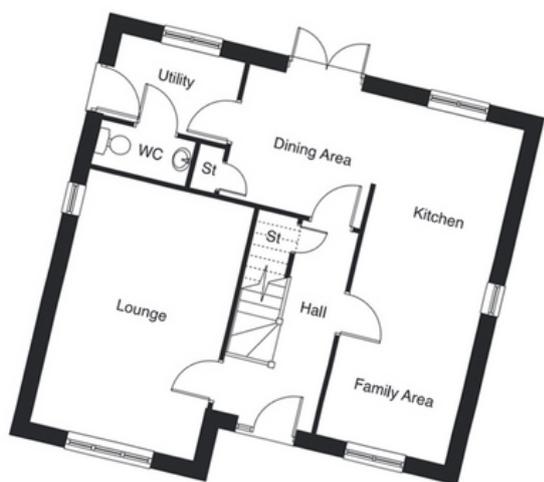


This property has been virtually staged



Connaught

Ground Floor	Metres (at widest point)	Feet (at widest point)	First Floor	Metres (at widest point)	Feet (at widest point)
Lounge	5.32 x 3.44	17' 5" x 11' 3"	Bedroom 1	4.01 x 3.44	13' 2" x 11' 3"
Kitchen dining	5.72 x 2.74	18' 9" x 9' 0"	Bedroom 2	3.45 x 2.69	11' 4" x 8' 10"
Kitchen family	7.04 x 2.69	23' 1" x 8' 10"	Bedroom 3	3.49 x 2.69	11' 5" x 8' 10"
Utility	2.58 x 1.73	8' 5" x 5' 8"	Bedroom 4	2.85 x 2.58	9' 4" x 8' 5"



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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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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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KEY PROPERTY INFORMATION

Price	£370,000	Tenure	Freehold
Property Type	Detached	Property Size	1,345 sq ft
Council Tax Band	D	Local Authority	Bolsover District Council
Projected EPC Rating	B	Projected ERR Rating	85
Bedrooms	4	Bathrooms	2
Garage	Small Double	Garage Size	sq ft
Driveway	Yes	Garden	** Enclosed with lawn and patio

Construction Type		Traditional brick and block	
Water	Mains	Sewage	Mains
Heating	Mains Gas	Electricity	Mains
Broadband	Openreach	Mobile	No known issues
Management Charge		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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