



3 Top Farm House Main Road,
Stretton, DE55 6EW

£379,950

W
WILKINS VARDY

£379,950

LIMITED TIME OFFER ON THIS PLOT ONLY - REDUCED BY £25,000

STUNNING NEW BUILD EXECUTIVE FAMILY HOME WITH DOUBLE GARAGE

No. 3 of this superb development is structurally complete, but remains unfinished internally, offering you the chance to choose your kitchen, vanity unit colours, wall and floor tiles, making it an ideal opportunity to create your dream home.

Being part of an exclusive development of four only executive new build detached homes is this magnificent bespoke new build four bedroomed, two bathroomed detached house offering just over 1800 Sq. Ft. of spacious and contemporary living space, providing stylish

- Executive New Build Detached House
- Study & Utility Room
- Four Double Bedrooms
- Detached Double Garage
- Low Running Costs
- Generous Living Room
- Superb Open Plan Kitchen/Family Room
- En Suite & Family Bathroom
- NHBC Ten Year Warranty
- High EPC Rating: B

General

Gas central heating (Ideal Logic Heat Boiler)

uPVC double glazed windows and doors (except front, side and rear entrance doors which are composite)

Security alarm system

Oak internal doors

Choice of carpets included

Gross internal floor area - 167.7 sq.m./1805 sq.ft.

Council Tax Band - B

Secondary School Catchment Area - Tupton Hall School

Note - The internal photographs shown are of plot 4 which is complete, and are therefore for illustrative purposes only.

The property is connected to a private sewerage treatment system which is covered by a 50 year guarantee and approved by the Environment Agency.

On the Ground Floor

Entrance Hall

With staircase rising to the First Floor accommodation.

Cloaks/WC

To be part tiled and fitted with a 2-piece suite comprising wall hung wash hand basin and wall hung WC - (You will have a choice of vanity unit colours, wall and floor tiles). Tiled floor.

Utility Room

8'9 x 8'6 (2.67m x 2.59m)

Being part tiled and to be fitted with a range of base units with work surface including an inset single drainer sink with mixer tap.

Space and plumbing is provided for an automatic washing machine and there is space for a tumble dryer.

Tiled flooring.

Study

9'6 x 8'9 (2.90m x 2.67m)

A versatile front facing room.

Superb Open Plan Kitchen/Family Room

24'1 x 18'4 (7.34m x 5.59m)

To be fitted with a range high quality wall, drawer and base units with complementary work surfaces and upstands. (You will be able to choose from a range of styles and colours)

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include dishwasher, electric double oven and 5-ring hob with extractor over.

Included in the sale is the american style fridge/freezer.

Tiled floor and downlighting to the kitchen area.

Tri-fold doors overlook and open onto the rear patio and there is a further composite door opening onto the rear garden.

Living Room

15'4 x 14'6 (4.67m x 4.42m)

A generous dual aspect reception with tri-fold doors overlooking and opening onto the rear garden.

Glazed double doors open into the kitchen, enabling opening of ground floor living space if required.

On the First Floor

Landing

Having a built-in double storage cupboard and loft access hatch.

Master Bedroom

16'3 x 12'7 (4.95m x 3.84m)

A generous rear facing double bedroom with a door leading into the ...

En Suite Shower Room

To be part tiled and to be fitted with a walk-in double shower cubicle with mixer shower, two wall hung wash hand basins with storage and wall hung WC - (You will have a choice of vanity unit colours, wall and floor tiles).

Chrome heated towel rail.

Tiled floor and downlighting.

Bedroom Two

13'9 x 10'3 (4.19m x 3.12m)

A good sized dual aspect double bedroom.

Bedroom Three

11'3 x 10'5 (3.43m x 3.18m)

A rear facing double bedroom.

Bedroom Four

10'10 x 9'5 (3.30m x 2.87m)

A front facing double bedroom.

Superb Family Bathroom

To be part tiled and to be fitted with a 4-piece suite comprising panelled bath with glass shower screen and mixer shower over, two wall hung wash hand basins with storage and wall hung WC - (You will have a choice of vanity unit colours, wall and floor tiles).

Chrome heated towel rail and two vanity mirrors.

Tiled floor and downlighting.

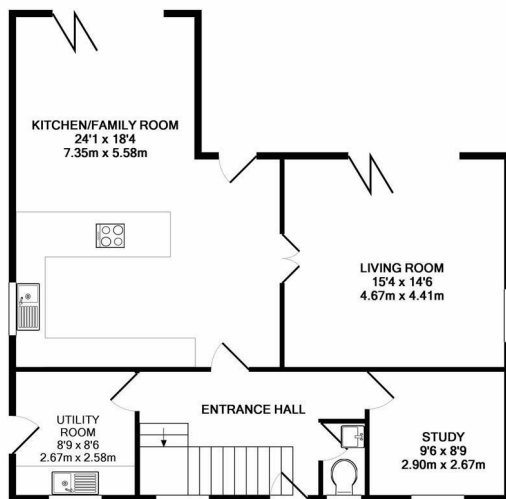
Outside

A shared private road gives access to a block paved drive providing ample car standing and leading to a detached double brick built garage having remote operated electric roller shutter door, light and power.

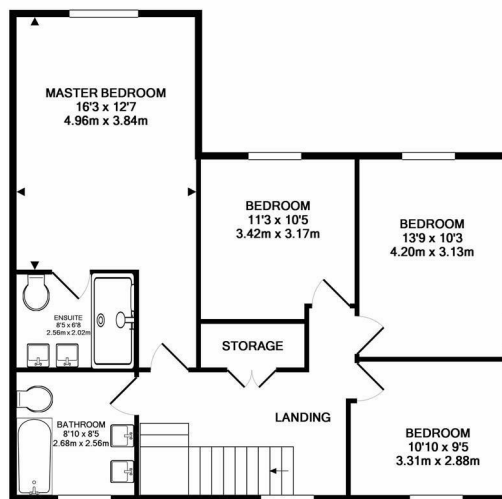
The front garden is enclosed by a dry stone wall and wrought iron fencing and there is a raised border and paved pathway giving access to the front and side of the property.

The rear garden is enclosed by dry stone walling and comprises an Indian Stone paved patio and lawn.





GROUND FLOOR
APPROX. FLOOR
AREA 903 SQ.FT.
(83.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 903 SQ.FT.
(83.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1805 SQ.FT. (167.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



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 units, 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 Tupton Hall 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

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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