



11 Breckland Road,
Foxbrook Court S40 3LJ

PART EXCHANGE CONSIDERED

£520,000


WILKINS VARDY

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£520,000

* OUR BRANCHES ARE CLOSED, WE ARE STILL OPEN. CALL OR E-MAIL TO ENQUIRE ABOUT THIS PROPERTY *

PART EXCHANGE & VIEWINGS AVAILABLE

NEW HOUSES THAT WILL NOT BE BEATEN ON SPECIFICATION

There is no need for upgrades or extras at this stunning development with Finishes including:

- Porcelanosa tiling in the cloakrooms and all bathrooms as standard
- Quartz worktops to the kitchens as standard
- Fully integrated kitchens including washing machine, dishwasher and warming drawer as standard.
- Aluminium bi-folding doors as standard
- Oak veneered internal doors as standard
- Roca bathroom fittings as standard

- Porcelanosa Tiling
- Fully Integrated Kitchen & Utility
- Oak Veneered Doors
- Aluminium Bi-Fold Doors
- Three Roca Bathrooms
- Alarm Installed
- Parking and Detached Garage
- Brookfield Catchment
- Not To Be Beaten On Spec.
- Completion Anticipated End 2019

Viewings

Whilst building works are not yet complete, we are able to take interested parties onto site. Personal Protective Equipment can be supplied, although appropriate footwear will need to be worn.

General

Gas Central Heating - Underfloor heating to ground floor
uPVC Double Glazing
10 Year Premier New Build Guarantee
Fully Fitted Floor Coverings Throughout - Depending on time of reservation, purchaser will be offered a choice from an approved range.
Gross Internal Floor Area - 1725 sq. ft. (160.2 sq m) (Including garage)
Secondary School Catchment Area - Brookfield Community School
Council Tax Band - TBC
Current Energy Band - TBC
Reservation fee £1,000. Must be proceedable to reserve.
Note - Spring 2020 anticipated completion date.
Images and floorplans used within this marketing are for illustration purposes only.

Ground Floor

Entrance Hall

With stairs rising up to the first floor accommodation.

Cloakroom/WC

Being part tiled and fitted with a white low flush WC and wash hand basin.

Living Room

20'11" x 12'2" (6.39m x 3.72m)

A superbly specious dual aspect reception room with bay window overlooking the front of the property.

Open Plan Dining Kitchen

20'11" x 15'8" (6.39m x 4.79m)

A superb open plan space with bi-fold doors that open and lead out to the rear garden.

The kitchen will be fitted with a contemporary range of wall, drawer and base units with complementary work surfaces and upstands and an inset sink unit with mixer tap.

There will be an island unit with electric hob and ceiling mounted extractor hood.

Integrated electric oven, dishwasher and fridge/freezer.

Upgrades will be available, depending on the time of reservation.

A door leads through into the...

Utility Room

With a range of matching base units with sink and mixer tap.

There will be an intergrated washing machine and a door leading to the outside.

First Floor

Landing

Master Bedroom

12'11" x 12'1" (3.94m x 3.69m)

A superb dual aspect double bedroom with door leading through to the...

En-Suite Shower Room

Being part tiled and comprising a contemporary white three piece suite consisting of shower cubicle with mixer shower, low flush WC and pedestal wash hand basin.

Bedroom 2

11'1" x 10'7" (3.39m x 3.23m)

A second good sized side facing double bedroom.

Bedroom 5

9'6" x 7'3" (2.91m x 2.21m)

A good sized front facing single bedroom.

4 Piece Family Bathroom

Being part tiled and comprising a contemporary white four piece suite consisting of a panelled bath, shower cubicle with mixer shower, low flush WC and pedestal wash hand basin.

Second Floor

Landing

Bedroom 3

15'5" x 14'11" (4.70m x 4.57m)

A good sized double bedroom with two 'velux' style roof lights.

Bedroom 4

13'11" x 10'8" (4.25m x 3.27m)

A good sized double bedroom with two 'velux' style roof lights.

Shower Room

Being part tiled and comprising a contemporary white three piece suite consisting of shower cubicle with mixer shower, low flush WC and pedestal wash hand basin.

Outside

There is a front garden and double length drive providing off street parking which leads to the single detached brick built garage with electric door.

A path to the side leads to the enclosed rear garden which comprises a paved patio and lawned garden bordered by timber fencing.

Street scene images may not include the subject property

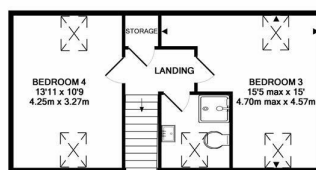




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1784 SQ.FT. (165.7 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.
Made with Metropix i2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	86	86
(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.

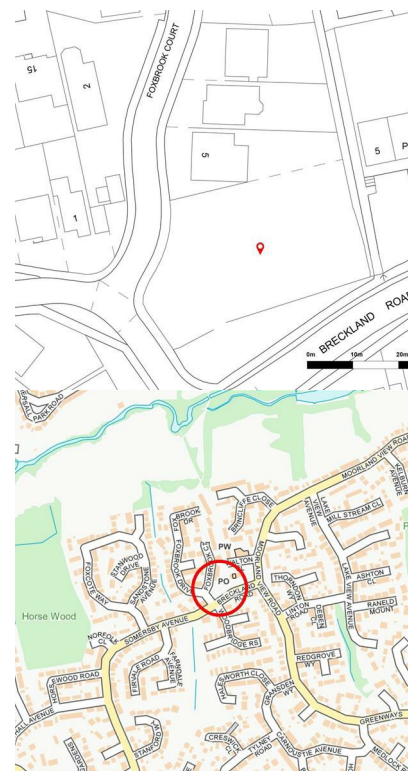
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Peppermint Grove Ltd reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community 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 Consultant.



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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