



The Brinley (T63) Plots 45,55&60 Hawthorne  
Meadows,  
Chesterfield Road, Barlborough S43 4TT

£235,000



HAWTHORNE  
MEADOWS

# £235,000

COMING SOON WITH HELP TO BUY - THE BRINLEY - EXECUTIVE THREE BED DETACHED HOUSE

\*\* PLOTS 45, 55 & 63 NOW RESERVED \*\*

The Brinley is a fantastic three bed roomed, two bathroomed detached family home which offers an impressive 957 sq.ft. of contemporary styled accommodation including an open plan dining kitchen with patio doors opening onto the rear garden, a large dual aspect living room and master bedroom with en-suite shower room.

Hawthorne Meadows is a development of 157 homes, offering well planned and high quality housing in this superbly convenient location, close to the various amenities in Barlborough village and junction 30 of the M1 motorway.

- New Build Family Home
- 10 Year New Build Guarantee
- Three Bedrooms
- Open Plan Lounge / Diner
- Ground Floor WC
- Two Bathrooms
- Some Plots Have Garages
- Off Street Parking
- Convenient Location
- Coming Soon

## Available House Types & Prices

Detached - Plots 45, 55 & 60 - £235,000

PLOT 45 - RESERVED

PLOT 55 - RESERVED

PLOT 60 - RESERVED

### General

Gas Central Heating

uPVC Double Glazing

10 Year LABC New Build Guarantee

Fully Fitted Floor Coverings Throughout

Gross Internal Floor Area - 957 sq. ft. (88.9 sq m)

Secondary School Catchment Area - Heritage High School

Council Tax Band - TBC

Current Energy Band - TBC

Reservation fee £500 (Half refundable). Early bird reservations will be considered from people thinking of selling their home. Conditions apply.

Note - Spring 2020 anticipated completion date.

House postal numbers will be different to the plot numbers once complete.

Images are for illustrative purposes only. The street scene images might also not include the subject house type.

### Ground Floor

#### Entrance Hall

With stairs rising up to the first floor accommodation and a useful under stairs storage area.

#### Cloakroom/wc

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

#### Superb Open Plan Dining Kitchen

A great dual aspect family space with a large dining area with bay having patio doors opening onto the rear garden.

You will have the choice from an agreed range of contemporary style wall, drawer and base units with complementary work surfaces over with inset sink unit with mixer tap. (Subject to the time of reservation).

Integrated electric oven, hob with extractor over, dishwasher and fridge/freezer. Space and plumbing for a washing machine. Vinyl flooring.

#### Lounge

A superb dual aspect reception room with three windows allowing plenty of light in.

#### First Floor

#### Landing

#### Master Bedroom

A generous front facing double bedroom with two windows and access into the...

#### En-Suite Shower Room

Being part tiled and comprising a shower cubicle with mixer shower, low flush wc and pedestal wash hand basin.

Vinyl flooring.

#### Bedroom 2

A second good sized front facing double bedroom with two windows.

#### Bedroom 3

A good sized side facing single bedroom.

#### Family Bathroom

Being part tiled and comprising a white three piece suite consisting of a panelled bath, low flush WC and pedestal wash hand basin.

Vinyl flooring.

#### Outside

Each plot will have a driveway providing off street parking, as well as turfed gardens as shown on the landscaping plan.

Certain plots will also benefit from a single brick built garage.

The rear gardens will comprise a paved patio and lawned garden bordered by timber fencing.

Street scene images may not include the subject property

### HELP TO BUY

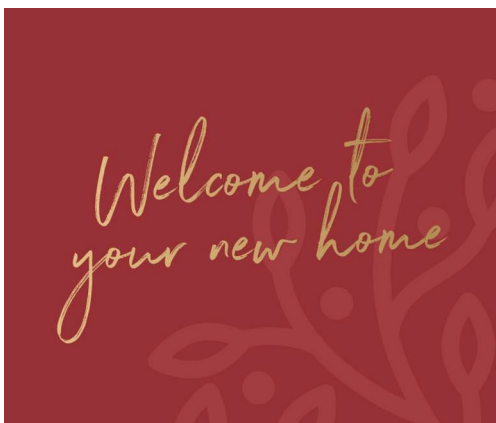
Help To Buy available - With a 5% Deposit (£11,750) and a 75% Mortgage (£176,250), The Government will lend you the remaining 20% (£47,000) through an equity loan, which is cost free for the first 5 years and can be repaid at any time or when you sell.

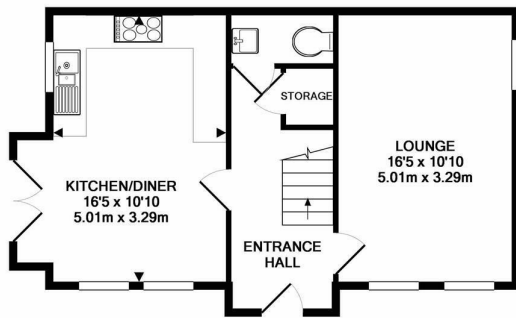
(Qualifying conditions apply and Full details are available on request)

Whether you're a first-time buyer or looking to move up the property ladder the Help to Buy scheme is available on all our homes in England up to £600,000.

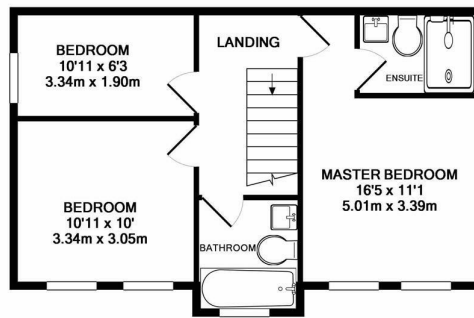
The Government-backed Help to Buy equity scheme is intended to make mortgages more readily available to people who cannot afford a large deposit and may help you qualify for some of the best mortgage rates around. To buy one of our new homes you may only need a 5% deposit and a mortgage of up to 75% of the value of the property. So you pay just 80% of the property price now. The Government will lend you the remaining 20% of the value of your property through an equity loan, which will be cost free for the first 5 years and can be repaid at any time or on the sale of your home.







GROUND FLOOR  
APPROX. FLOOR  
AREA 487 SQ. FT.  
(45.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 470 SQ. FT.  
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 957 SQ. FT. (88.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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, electric fire, kitchen appliances, 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 Heritage High 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.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Rockcliffe Homes 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.



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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