

4 Highfield Mews Mansfield Road,
Scarcliffe S44 6SX

£595,000



WILKINS VARDY

£595,000

STUNNING NEW BUILD STONE BUILT HOME IN A SOUGHT AFTER SEMI RURAL POSITION - COMPLETION ANTICIPATED SPRING 2020

This stunning four double bedroomed, three bathroomed detached barn style new build house offers over 2000 sq.ft. of spacious and characterful accommodation which includes a fantastic open plan dining kitchen, together with three good sized reception rooms and boasting a substantial plot with detached double garage.

The property sits within an attractive mews style development on the edge of Scarcliffe village, adjacent to open countryside. The property is presently under construction, allowing a purchaser to choose from a range of fixtures and fittings to ensure that the property is perfectly finished to your own taste.

- Stone New Build Family Home
- Semi Rural Location
- Three Reception Rooms
- Four Double Bedrooms
- Three Bathrooms
- Superb Open Plan Kitchen/Dining Room
- Detached Double Garage
- Large Landscaped Gardens
- EPC Rating: TBC
- New Build

Finishes and Choices

Depending on the time of reservation, the purchaser will be able to choose from an approved range of fixtures, fittings and finishes. This will include kitchen and bathroom fittings, as well as floor coverings and tiling.

General

Gas central heating

uPVC double glazed windows and doors

Gross internal floor area - 189.9 sq.m./2044 sq.ft.

Council Tax Band - TBC

Secondary School Catchment Area - The Bolsover School

Anticipated Completion - Spring 2020

New Build Warranty - Architects Certificate

On the Ground Floor

Entrance Hall

A spacious entrance hall with feature exposed stone fireplace and open plan staircase rising to the First Floor.

Lounge

14'3 x 13'7 (4.34m x 4.14m)

A good sized dual aspect reception room with feature fireplace comprising a wood burning stove.

Office/Study

9'11 x 7'7 (3.02m x 2.31m)

A second good sized reception room.

Snug

14'3 x 10'0 (4.34m x 3.05m)

A third good sized reception room.

Utility Room

9'3 x 5'7 (2.82m x 1.70m)

To be fitted with a range of base units with space and plumbing for an automatic washing machine. There is a door leading out onto the rear garden.

Superb Open Plan Kitchen/Dining Room

22'7 x 14'3 (6.88m x 4.34m)

A fantastic open plan space with large feature arched windows overlooking the front courtyard.

The kitchen will be provided with a range of high quality wall, drawer and base units with a range of integrated appliances. As mentioned above, depending on the time of reservation, a choice of fittings and appliances will be available to choose from.

On the First Floor

Landing

Master Bedroom

14'3 x 13'7 (4.34m x 4.14m)

A generous double bedroom with skylights and a door leading into the ...

En Suite Shower Room

Being part tiled and comprising a modern white 3-piece suite comprising a walk-in shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

Family Bathroom

Again, being part tiled and comprising a panelled bath, pedestal wash hand basin and low flush WC.

Bedroom Two

15'5 x 14'3 (4.70m x 4.34m)

A good sized double bedroom with two roof lights and a door leading into the ...

En Suite Shower Room

Being part tiled and comprising a contemporary white 3-piece suite comprising walk-in shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

Bedroom Three

12'10 x 10'0 (3.91m x 3.05m)

A good sized double bedroom with skylight.

Bedroom Four

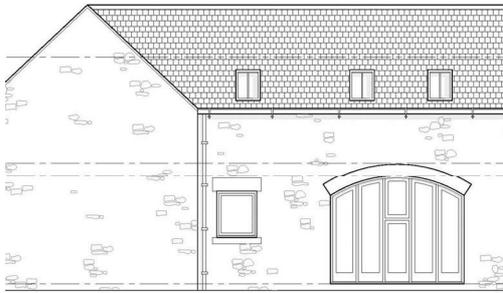
10'0 x 10'0 (3.05m x 3.05m)

A fourth double bedroom with skylight.

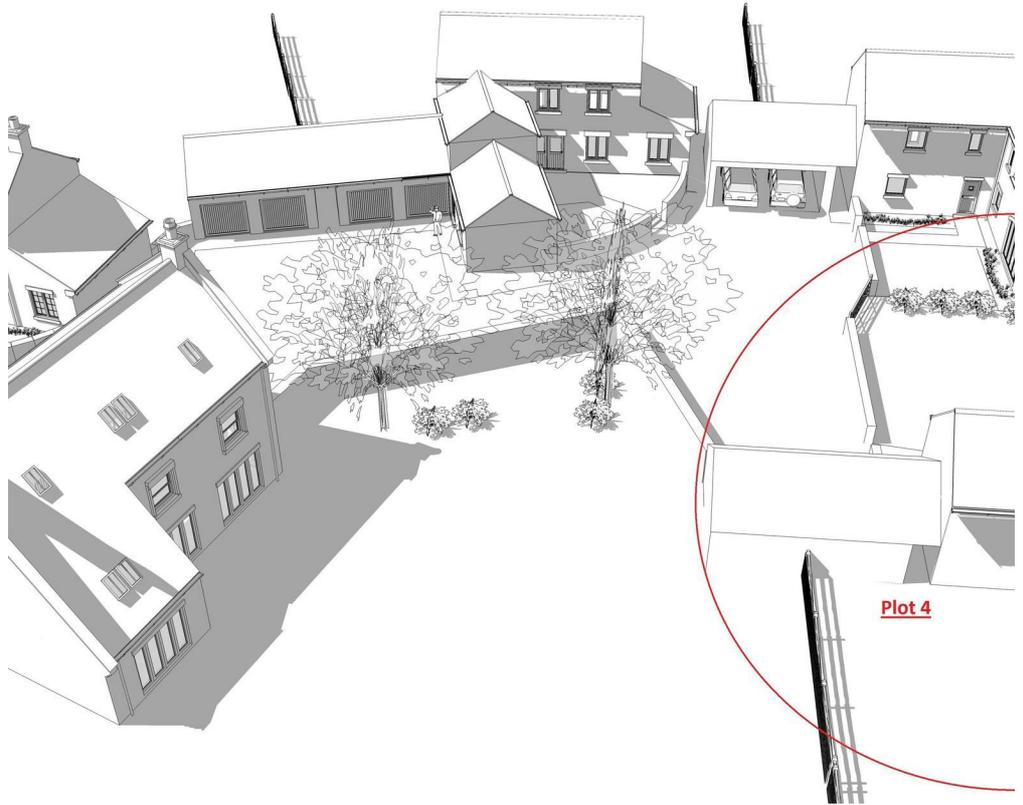
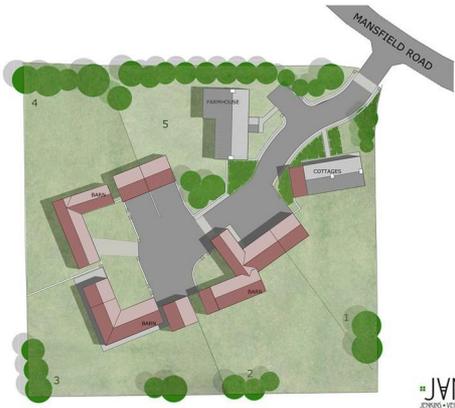
Outside

The property sits on a generous plot with a block paved courtyard style frontage providing off street parking and leading to the detached brick built double garage.

To the rear of the property there is a substantial enclosed garden, which will be provided with paved paths and patio and a lawned garden.



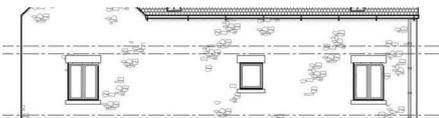
Rear Elevation Scale 1:50



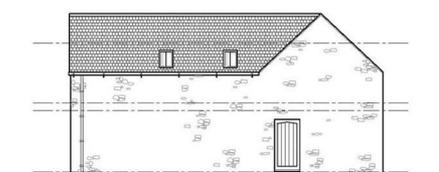
Plot 4

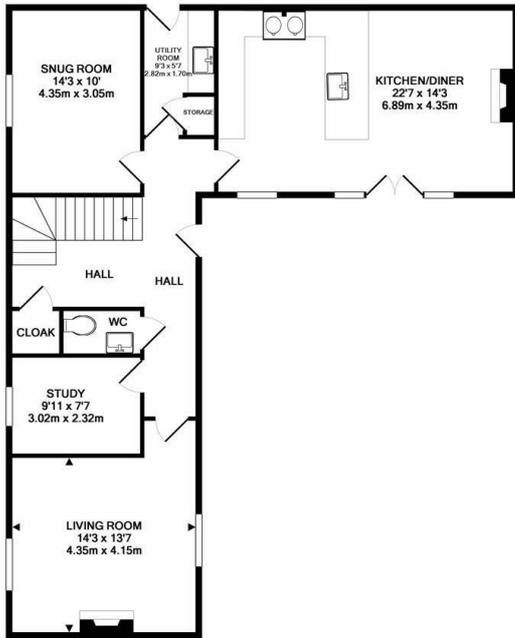


Front Elevation Scale 1:50

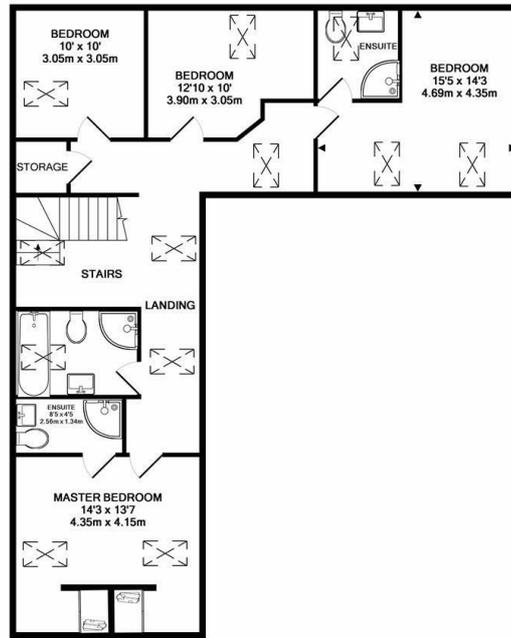


Side Elevation Scale 1:100





GROUND FLOOR
APPROX. FLOOR
AREA 1023 SQ.FT.
(95.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1021 SQ.FT.
(94.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2044 SQ.FT. (189.9 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) 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

Relocation agent network

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.

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

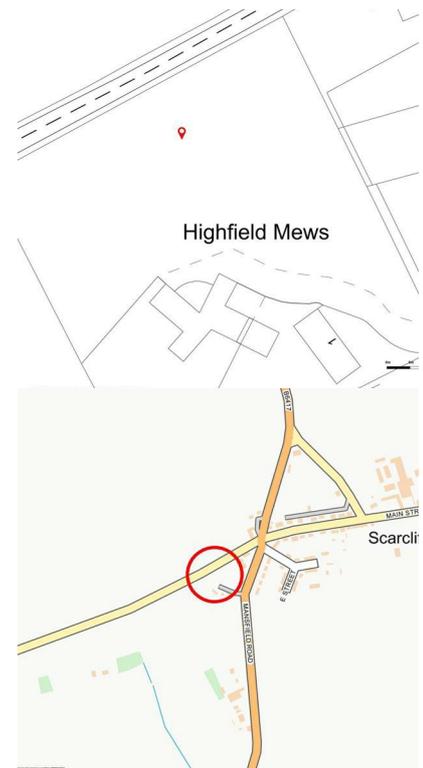
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover 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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