



Plot 9 'The Thornbridge' Hockley Gardens,
Wingerworth S42 6QQ

£395,000

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WILKINS VARDY

£395,000

360 TOUR AVAILABLE - DRIVE THROUGH THE DEVELOPMENT

Wilkins Vardy are delighted to market this new build, 4 bedroom detached house packed with character and charm. This is a beautiful, high-specification home in a highly sought after village. The Thornbridge's design captures a range of traditional details, including two storey bay windows, vertical tile hanging and a roofed porch.

Hockley Gardens is an exclusive new development of just 25 homes set in a highly sought after area of Wingerworth. If you love character and charm, but want all the benefits of a high specification new build home, then look no further.

This exclusive development is situated off Hockley Lane, in the picturesque village of Wingerworth. With a range of shops, pubs, parks within walking distance and the beautiful Peak District on your doorstep, this will be a great place to call home.

- 1502 sq.ft. New Build Home
- Bi-Fold Doors

- Designer Kitchen Units with AEG
- Porcelanose Tiles

Appliances

- High Quality Carpets Throughout
- Four Double Bedrooms

- Garage & Block Paved Drive
- Landscaped Gardens

- 10 Year Build Warranty

General

Gas Central Heating

uPVC Double Glazing

10 Year New Build Guarantee

Gross Internal Floor Area - 139.5 sq.m./1502 sq.ft.

Secondary School Catchment Area - Tupton Hall School

Council Tax Band - TBC

Current Energy Band - TBC

Reservation fee £500.

Note - December 2020 anticipated completion date.

The images featured on this advert are indicative and finishes may vary across the development

On the Ground Floor

Entrance Hall

Having a useful storage cupboard and a staircase rising to the First Floor accommodation.

Living Room

18'2 x 10'9 (5.54m x 3.28m)

A good sized bay fronted reception room.

Open Plan Kitchen/Dining/Family Room

22'6 x 13'7 (6.86m x 4.14m)

To be fitted with a designer kitchen with a wide range of unit styles and colours available.

Laminate worktops with associated edging and upstand.

Inset 1½ bowl stainless steel sink and drainer with mixer tap.

Integrated appliances to include dishwasher, fridge/freezer, microwave oven, stainless steel double oven and five burner gas hob with extractor hood over.

Fully tiled kitchen floor and downlighters.

Designated family/dining area.

Bi-fold doors open onto the rear garden.

Utility Room

7'2 x 6'3 (2.18m x 1.91m)

To be fitted with designer units with washer and dryer space.

Laminate worktop with associated edging and upstand.

Fully tiled floor.

Guest WC

6'3 x 3'11 (1.91m x 1.19m)

To be fitted with high quality white sanitaryware including a wash hand basin and low flush WC.

On the First Floor

Landing

Master Bedroom

17'7 x 13'2 (5.36m x 4.01m)

A good sized bay fronted double bedroom. A door gives access into the ...

En Suite Shower Room

6'5 x 6'1 (1.96m x 1.85m)

To be fitted with high quality white sanitaryware and shower enclosure.

Range of stylish part tiling with a selection of colours and textures.

Fully tiled shower room floor.

Heated towel rail.

Downlighters and shaver socket.

Bedroom Two

15'1 x 11'6 (4.60m x 3.51m)

A front facing double bedroom.

Bedroom Three

10'8 x 8'11 (3.25m x 2.72m)

A rear facing double bedroom.

Bedroom Four

14'2 x 10'2 (4.32m x 3.10m)

A rear facing double bedroom.

Bathroom

8'11 x 7'7 (2.72m x 2.31m)

To be fitted with high quality sanitaryware including bath, wash basin, low flush WC and shower enclosure.

Range of stylish full height tiling in a range of colours and textures.

Fully tiled bathroom floor.

Heated towel rail.

Downlighters and shaver socket.

Outside

A block paved drive provides off street parking and gives access to a single integral garage.

Landscaped gardens to front and rear including lawns, planting and patio area.

Help To Buy Available

Thanks to the government-backed Help to Buy scheme, owning a beautiful home such as the Arlington couldn't be easier. Call us to discuss this further.





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

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 unit, 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.

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