



Plot 4 Welbeck Glade,  
Bolsover, S44 6GE

£399,950

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WILKINS VARDY

# £399,950

LAST TWO PLOTS REMAINING SOLD WITH HELP TO BUY - BUY WITH AS LITTLE AS 5% DEPOSIT

Wilkins Vardy are proud to offer to market the last two plots on this stunning gated development. Both plots 3 and 4 will be completed this year, and therefore qualify for Help To Buy funding for both First Time Buyers and people who have a property to sell.

This stunning FOUR bedroomed, TWO 'bathroomed' detached family residence offers a superbly planned family home with open plan living space and high specification finishes. Together with a generous plot and ample space for parking or potential to build a detached garage (subject to obtaining the necessary consents and approvals), this is a great family

- Luxury Family Home
- Exclusive Gated Development
- Help To Buy Available
- Anticipated Completion Winter 2020
- Dual Aspect Kitchen/Diner
- Superb Living Room
- Four Double Bedrooms
- Two Bathrooms
- Buy With 5% Deposit
- Meet The Developer Sat 3rd Oct

## General

Gas central heating (Ideal Logic Max System S24 Boiler)

uPVC sealed unit double glazed windows

Under floor heating throughout ground floor

10 Year Warranty with ICW

Gross internal floor area - 154.8 sq.m./1666 sq.ft.

Council Tax Band - TBC

Secondary School Catchment Area - The Bolsover School

Anticipated completion winter 2020

## Help To Buy

Help To Buy available - With a 5% Deposit and a 75% Mortgage, The Government will lend you the remaining 20% 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 these plots if completion of the sale occurs before 31st March 2021.

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.

## On the Ground Floor

A composite entrance door opens into the ...

## Entrance Hall

Having a staircase with glass and oak balustrade rising up to the First Floor accommodation and a door leading into the...

## Superb Kitchen/Dining Room

24'8 x 21'10 (7.52m x 6.65m)

A superb dual aspect room having a bay window to the front elevation and bi-fold doors opening onto the rear garden.

To be fitted with a range of cream shaker wall, drawer and base units with solid Quartz work surfaces and upstands and island unit with inset sink and mixer tap. Integrated appliances to include a dishwasher, microwave/grill, electric oven and 4-ring induction hob with Quartz splashback and concealed extractor over Space and plumbing is provided for an american style fridge/freezer.

There is a door to a built-in under stair store.

Vinyl flooring and LED downlighting

## Living Room

35'8 x 13'3 (10.87m x 4.04m)

A most generous triple aspect reception room with bay window to the front elevation, two windows to the side elevation and bi-fold doors opening onto the rear garden.

This room also has a lantern skylight.

## On the First Floor

## Landing

## Master Bedroom

15'2 x 10'1 (4.62m x 3.07m)

A good sized front facing double bedroom, having a door giving access into the ...

## En Suite Shower Room

To be part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin with storage below and LED vanity mirror over, and low flush WC.

Vertical chrome towel rail.

Tiled floor.

## Bedroom Two

15'2 x 10'2 (4.62m x 3.10m)

A good sized rear facing double bedroom.

## Bedroom Three

10'3 x 10'2 (3.12m x 3.10m)

A front facing double bedroom.

## Bedroom Four

10'2 x 10'0 (3.10m x 3.05m)

A rear facing double bedroom.

## 4-Piece Family Bathroom

To be part tiled and fitted with a white 4-piece suite comprising of a panelled bath with mixer tap, shower cubicle with mixer shower, wash hand basin with storage below and LED vanity mirror over, and low flush WC.

Vertical chrome heated towel rail.

Tiled floor.

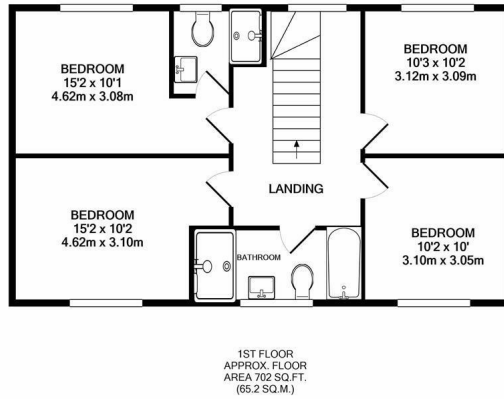
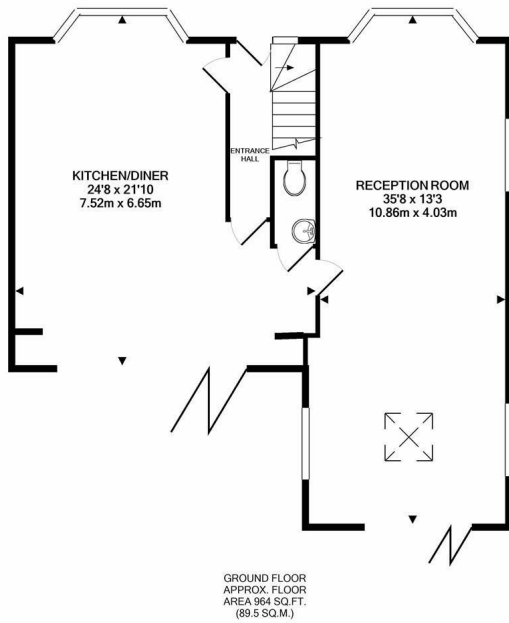
## Outside

To the front of the property there is a lawned garden with central Indian Stone paved path leading up to the front entrance door. There is allocated parking for two cars.

Paths to either side of the property give access to the enclosed rear garden which comprises of an Indian Stone paved patio and lawn. There is a generous area to the right hand side rear of the property that could provide further parking or potential to create a detached garage (subject to obtaining any necessary consents and approvals).







TOTAL APPROX. FLOOR AREA 1666 SQ.FT. (154.8 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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, 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 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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