



37 Barnetts Way,
Pilsley S45 8BF

£127,200



WILKINS VARDY

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ROCKLIFFE HOMES. A COMMUNITY SPIRITED BUILDER - NEW BUILD BUNGALOWS BEING SOLD AT 20% DISCOUNT OFF MARKET VALUE

This superb two bed semi detached bungalow offers 667 square feet of well planned and contemporary styled accommodation, the main feature being a fantastic dining kitchen with patio doors opening onto a landscaped enclosed garden. And all at 20% discount off true market value. Ask for further details.

Hallgate Fields is an impressive development of 3 and 4 bed houses and 2 and 3 bed bungalows, offering well planned accommodation in this delightful semi rural position being situated alongside open countryside and well placed for the village amenities in Pilsley and for accessing the 5 Pits Trail and M1 motorway.

- New Build Semi Detached Bungalow
- Two Good Sized Bedrooms
- Wet Room
- Dining Kitchen
- Block Paved Car Standing
- Semi Rural Location
- 10 Year LABC Guarantee
- Reservations Being Taken
- 80% Market Value

20% Discount Off Market Value

Wilkins Vardy and Rockcliffe Homes are proud to offer to the market a first in our region. It has long been planning policy for larger housing developments to include an affordable element. This usually results in a proportion of the housing being sold to a Local Housing Association, who will then re-sell the properties on a shared equity basis or rent out. Whilst this type of situation has been common place on most large developments in our region, Rockcliffe Homes are trying to do things differently.

That's why they have agreed with North East Derbyshire District Council to sell a proportion of Hallgate Fields at an 20% discount off market value with no need for a Housing Associations involvement. Whilst qualifying criteria will need to be satisfied, the property will be owned entirely by the purchaser with no stake owned by a third party. The 20% discount will remain on any future transactions throughout the property's life, meaning that other people will benefit from this superb incentive for generations to come.

General

Gas Central Heating
uPVC Double Glazing
10 Year Structural Warranty
Fully Fitted Floor Coverings Throughout (available as an optional extra)
Gross Internal Floor Area -
Secondary School Catchment Area - Tupton Hall School

Reservation Fee £500 - Must be proceedable to reserve.

Prices are a guide only and may be subject to change

Street scene images may not include the subject property

Entrance Hall

Having a built-in storage cupboard.

Master Bedroom

12'11 x 9'8 (3.94m x 2.95m)

A good sized front facing double bedroom.

Dining Kitchen

25'11 x 12'5 (7.90m x 3.78m)

A superb open plan space with French doors overlooking and 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, including an inset 1½ bowl single drainer sink with mixer tap. (Subject to the time of reservation)

Integrated appliances to include an electric oven and hob with extractor over. Dishwasher and fridge/freezer available as optional extras.

Space and plumbing will be provided for an automatic washing machine.

Lounge

12'0 x 11'1 (3.66m x 3.38m)

A good sized rear facing reception room.

Wet Room

To be part tiled and fitted with a white suite comprising of a shower area with mixer shower, wash hand basin and low flush WC.

Bedroom Two

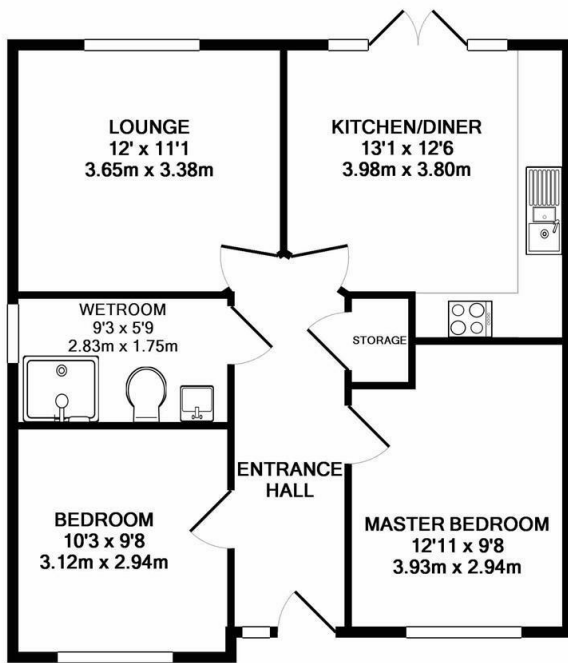
10'3 x 9'8 (3.12m x 2.95m)

A front facing double bedroom.

Outside

To the front of the property there is a block paved drive providing car standing for two cars with centre path leading to the front entrance door. To the rear there is an enclosed garden which comprises a patio. Turf is available as an optional extra.





TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 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



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.

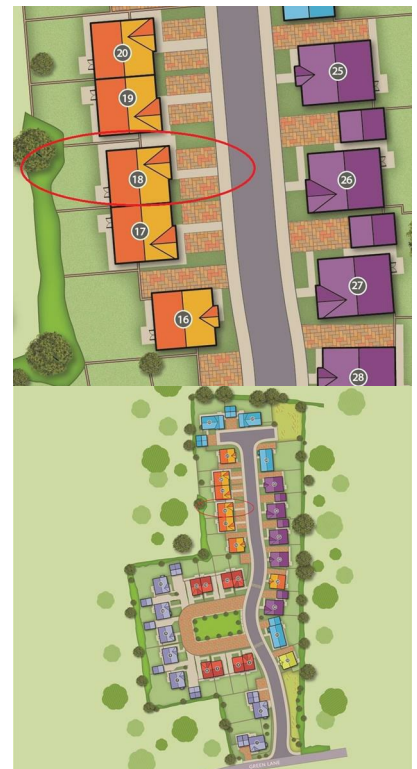
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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. Rockcliffe 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 items 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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