



Plot 26 'The Thornham' Hockley Gardens,  
Wingerworth S42 6QQ

£415,000

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WILKINS VARDY

# £415,000

THIS DISTINCTIVE FOUR BEDROOM DETACHED PROPERTY OFFERS EVERYTHING YOU WANT IN A MODERN HOME.

The Thornham includes a distinctive bay window to the living area and the large, open plan kitchen dining and family room across the rear of the home is a true focal point. The kitchen features designer units set beneath beautiful work surfaces and a range of high specification AEG appliances. The additional family space is light and spacious, with a lantern sky light and bi-fold doors which open onto an outdoor seating area/patio. The ground floor accommodation is completed with the well thought out WC, separate utility room and storage areas. The first floor provides four good sized bedrooms, with a modern family bathroom and a generous en-suite with large walk in shower off the master bedroom. Outside, the landscaped garden, patio, private driveway and integral garage make the Thornham a great home to welcome friends and family to.

- High Specification New Build Home
- Designer Kitchen with Built-in AEG Appliances
- High Quality Carpets
- Block Paved Driveway and Landscaped Gardens
- Smart Energy Meters
- Lantern Skylight & Bi-fold Doors
- Porcelanosa Tiles to Kitchen, WC & Bathrooms
- Home Security System
- Designer Roca Sanitaryware and Vanity Units
- 10 Year Build Warranty

## General

Gas Central Heating

uPVC Double Glazing

10 Year New Build Guarantee

Secondary School Catchment Area - Tupton Hall School

Council Tax Band - TBC

Current Energy Band - TBC

Reservation fee £500.

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 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

#### Kitchen/Diner

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 AEG 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.

### Family Room

10'8 x 9'2 (3.25m x 2.79m)

Having a tiled floor, lantern skylight and bi-fold doors overlooking and opening 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.

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

Having a useful storage cupboard.

### 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 rear 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 front 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.







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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

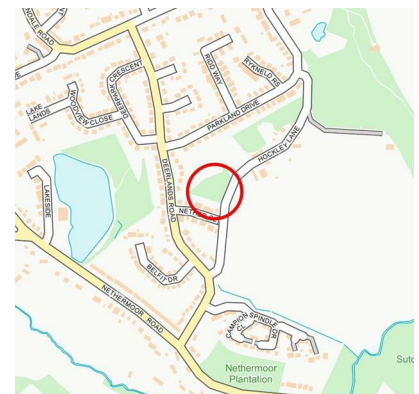
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## 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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