



Plot 14 'The Richmond' Poppleton Croft, Manor
Road,
Brimington, G42 1DE

£330,000

W
WILKINS VARDY

£330,000

** ALL PLOTS NOW RESERVED - GET YOUR NAME ON OUR WAITING LIST IN CASE ANY PLOTS COME BACK TO THE MARKET **

THE RICHMOND PLOT 14 - GREAT VALUE FAMILY HOME OFFERED WITH THE ARNCLIFFE PART EXCHANGE PROMISE

Only 6 plots remain available on this exclusive development, so act quickly to get a home reserved before they are all gone.

The Richmond has an impressive open plan kitchen/diner, master suite with walk in wardrobe and en-suite together with a utility room and single integral garage, making this

- Stone Built 4 Bed Detached House
- Bay Fronted Living Room
- Open Plan Kitchen/Diner
- Utility Room & Cloaks/WC
- Four Double Bedrooms
- En Suite & Family Bathroom
- Arncliffe PX Promise Available
- Turf to Front and Rear Gardens
- NHBC 10 Year Buildmark
- Last 6 Plots Remaining

Warranty

Photographs

The photographs used on this listing are of Plot 2 which is the same house type, a 'Richmond'.

General

NHBC 10 Year Buildmark Warranty

Security alarm system included

Secondary School Catchment Area - Springwell Community School

Part Exchange & Sales Assist

Arncliffe Homes ever popular Part Exchange scheme is available at Poppleton Croft. They can arrange for a no cost/no-obligation valuation to be carried out on your property and if suitable, make you an offer subject to contract and survey at 100% of the agreed valuation. If part exchange isn't appropriate, there is also a sales assistance package on selected plots which can be discussed on an individual basis.

THE ARNCLIFFE PART EXCHANGE PROMISE

Plan your move with certainty by taking advantage of The Arncliffe Part Exchange Scheme! Avoid the hassle of finding a buyer for your house, the inconvenience of showing people around, dealing with time-wasters and waiting for property chains to complete. We will arrange to have your house professionally valued and make you a firm part exchange offer based on that valuation. As an added bonus, if we are able to re-sell your house for more than our part exchange offer, we promise to pay you 100% of the excess! What could be fairer than that?

External Specification

External walls of traditional constructions in Marshalls Cromwell stone.

Windows and external glazed frames in low maintenance PVCu with polished chrome ironmongery.

High efficiency double glazed units.

Composite external doors fitted with 'anti-snap' cylinder locks.

Turf to front and rear gardens and landscaping in accordance with the approved plan.

External lights to front and rear and push button doorbell to front door.

External tap.

Internal Specification

Walls finished in almond white matt emulsion and ceiling in pure white matt emulsion.

Doors, architraves and skirtings finished in white gloss paint.

5 Panel vertical internal doors.

Polished chrome ironmongery throughout.

Choice of full height wall tiling within shower enclosures and part tiling to all other bathroom walls from the range provided.

Choice of floor tiling to bathrooms and down stairs WC from the range provided.

Electrical sockets and switches in white.

LED down lights to kitchen/breakfast areas, utility, bathrooms/en suites and WC.

Satellite dish and TV wiring/data distribution system to Lounge, Kitchen/Dining Area and Master Bedroom

Intruder alarm with sensors to ground and first floors and garages.

High efficiency gas-fired condensing boiler with heated towel rail to bathrooms and radiators to other rooms.

A choice of kitchen finishes from the range provided.

Kitchen appliances comprising double oven (single in Birch and Mulberry house types), choice of gas or ceramic hob, chimney hood, integrated fridge/freezer, dishwasher. Wine cooler in detached properties.

Washer/dryer (or separate washer and dryer) in Kitchen or Utility according to house type.

Sanitary-ware by Ideal Standard.

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.

On the Ground Floor

A composite entrance door opens into the ...

Entrance Hall

Having a built-in under stair storage cupboard and staircase rising to the First Floor accommodation.

Lounge

17'5 x 10'5 (5.31m x 3.18m)

A bay fronted reception room.

Open Plan Breakfast Kitchen/Diner

21'7 x 10'10 (6.58m x 3.30m)

To be fitted with a kitchen from the range provided.

Integrated appliances to include a dishwasher, fridge/freezer, double oven, choice of gas or ceramic hob and chimney hood.

French doors open onto the rear patio.

Utility Room

6'3 x 5'9 (1.91m x 1.75m)

To be fitted with units from the range provided, including a washing machine and tumble dryer.

Cloaks/WC

To be fitted with a 2-piece suite.

On the First Floor

Landing

Bedroom One

12'11 x 10'6 (3.94m x 3.20m)

A front facing double bedroom with an opening into a walk-in wardrobe. A door gives access to the ...

En Suite Shower Room

To be fitted with a 3-piece suite.

Bedroom Two

13'11 x 13'11 (4.24m x 4.24m)

A front facing double bedroom.

Bedroom Three

10'8 x 8'7 (3.25m x 2.62m)

A rear facing double bedroom.

Bedroom Four

12'2 x 8'10 (3.71m x 2.69m)

A rear facing double bedroom.

Bathroom

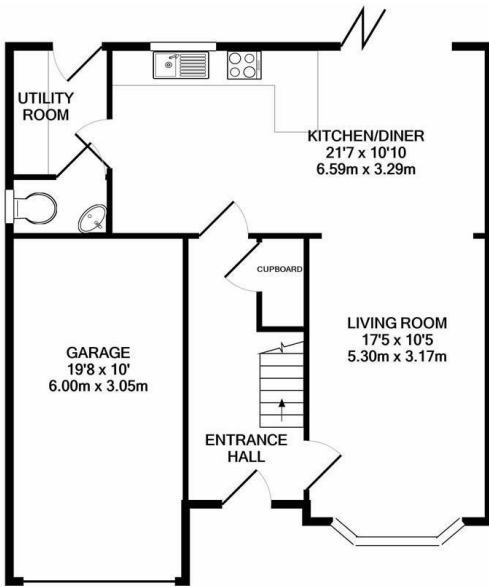
To be fitted with a 3-piece suite.

Outside

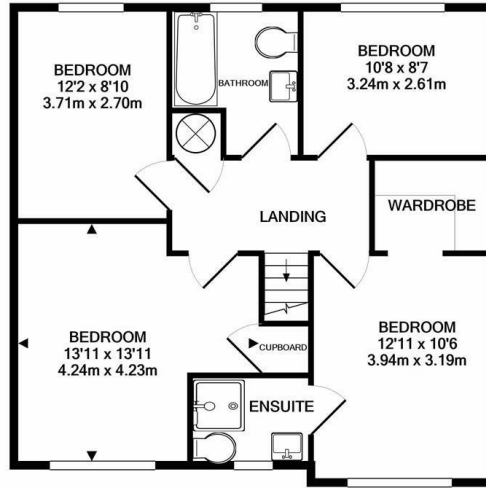
Turf to front and rear gardens.

Integral garage and car standing space for two cars.





GROUND FLOOR
APPROX. FLOOR
AREA 774 SQ.FT.
(71.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 723 SQ.FT.
(67.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1497 SQ.FT. (139.1 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

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.

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

SCHOOL CATCHMENT AREAS

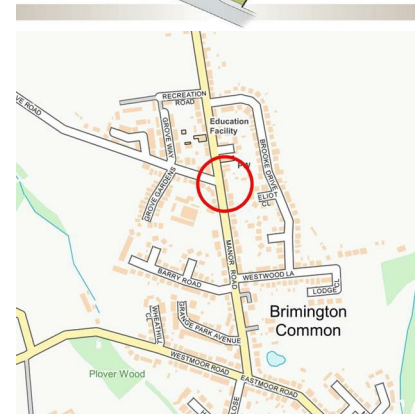
School Catchment Areas

Whilst the property is understood to be in the The Springwell Community College 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.

ite Plan

- The Sunningdale
6-12A, 22 & 25
- The Woburn
6-3, 15, 20, 21 & 23
- The Wenworth
6-12, 19 & 24
- The Birkdale
6-1 & 8, 26
- The Richmond
6-2, 14, 16, 17 & 18
- The Mulberry
6-1, 5, 8, 9, 10 & 11
- The Birch
6-6 & 7



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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