



£250,000 Freehold

PLOT 1, FORGE MEWS FORGE DRIVE | PINXTON | NOTTINGHAM | NG16 6SF

BuckleyBrown
ESTATE AGENTS

FORGE MEWS... A new development consisting of 3 stunning, 3 bedroom properties located down a private drive off Town Street, Pinxton Village. Positioned on the outskirts of Derbyshire with the magnificent Peak District National Park and scenic Nottinghamshire countryside. The village boasts a large variety of local amenities including shops, pubs, hairdressers, and a pharmacy. Situated less than 5 minutes from Junction 28 of the M1 motorway and the A38, the properties are just a 10 minute drive from Sutton-in-Ashfield centre and a 20 minute drive from the centre of either Mansfield, Chesterfield or Derby. Therefore, offering the ideal balance of village life with commutable convenience.

This lovely three bedroom home presents a bright and spacious layout throughout, with a stylish kitchen to the front of the property. Off the hallway is a modern open plan lounge-diner with French doors leading out onto a slabbed patio area and turfed garden. To the rear you have a spacious master double bedroom with an en suite shower room. Underfloor heating is installed in all downstairs rooms, with individual thermostats per room to provide maximum comfort. Whilst benefiting from increased energy-efficiency and low running costs. Upstairs you have a further two large double bedrooms and a family bathroom.

Each property provides a blank canvas on which you can create your perfect home. All our homes offer comfort and calm, so you move into your new home with confidence within this charming new development. All three properties benefit from an Air Source Heat Pump to offer ultimate efficiency during the winter and summer months and notable savings made on the heating bills against a standard gas boiler. They also come with an EV Car Charger as standard.

To register your interest, call to speak with our New Homes Team today on 01623 633 633!





Entrance Hallway

Which leads to;

Kitchen/Dining Area 10'0" x 9'4"

Fitted with units including under counter unit lighting, soft close door and drawer damper with co-ordinating worktops and up-stands. The kitchen also includes geotech granite sink with chrome dual control tap, quality branded kitchen appliances including integrated dishwasher and leaves plumbing and space for washing machine (where applicable). There is also ample space allowed for those who prefer to dine in the kitchen.

Lounge/Dining Room 10'9" x 9'4"

This gorgeous open plan space floods with light with patio doors to the rear of the property and front facing 'A' Rated double glazed UPVC windows.

Bedroom 1 10'0" x 11'3"

The first bedroom is located on the ground floor to allow for future proofing for ageing or multi-generational families with a conveniently adjoined;

En-suite 6'2" x 6'9"

With quality Armitage Shanks white sanitary ware complimented by mirrored cabinet above the washbasin with splashback behind basin finished off with a tiled window cill. The walk in modern shower enclosure includes branded high quality 9.5Kw shower

Landing

Leading to;

Bedroom 2 10'9" x 15'11"

A large double bedroom, which has the flexibility to be used as a master or perfect for guests or younger family members. With a dormer window, which could be featured as a vanity area or reading nook.

Bedroom 3 10'9" x 15'11"

A direct mirror of Bedroom 2

Family Bathroom 9'6" x 5'10"

Featuring a freestanding vanity unit and sink with chrome taps to washbasin complimented by a splash back behind. Also including a thermostatic over bath shower and glass screen. Finished off with partially tiled wall and window cill.

Future Proofing Your Home

Munkbridge Homes are investing in the future with you in mind!

All three properties benefit from an Air Source Heat Pump (ASHP), capturing heat from the air circulating outside your property and boosts the temperature to provide heat and instant hot water throughout your home. They offer ultimate efficiency during the winter and summer months thanks to

the impressive seasonal coefficient of performance ASHPs provide. Providing notable savings made on the heating bills against a standard gas boiler. They have a significantly lower carbon footprint than more conventional heating solutions, making them extremely environmentally friendly. ASHPs are able to take heat from ambient air even if it has low temperatures of -20-degrees Celsius to heat your home.

Air source heat pumps have an efficiency rating of around 300%. This means for every 1kWh of electricity used, it will generate 3 to 4 times as much more heat. A modern A-rated gas boiler is around 90% efficient, which means that it can only convert 90% of the energy it uses into heat energy and 10% is wasted. That means for every £1 spent on heating, 10p will be wasted via the flue pipe.

Economy

- Energy Efficiency Rating (EPC) of 84
- 'A' Rated double glazed UPVC windows, argon filled
- High security Ultion Lock UPVC composite doors
- Underfloor heating throughout the ground floor
- Up-rated floor, cavity & loft insulation

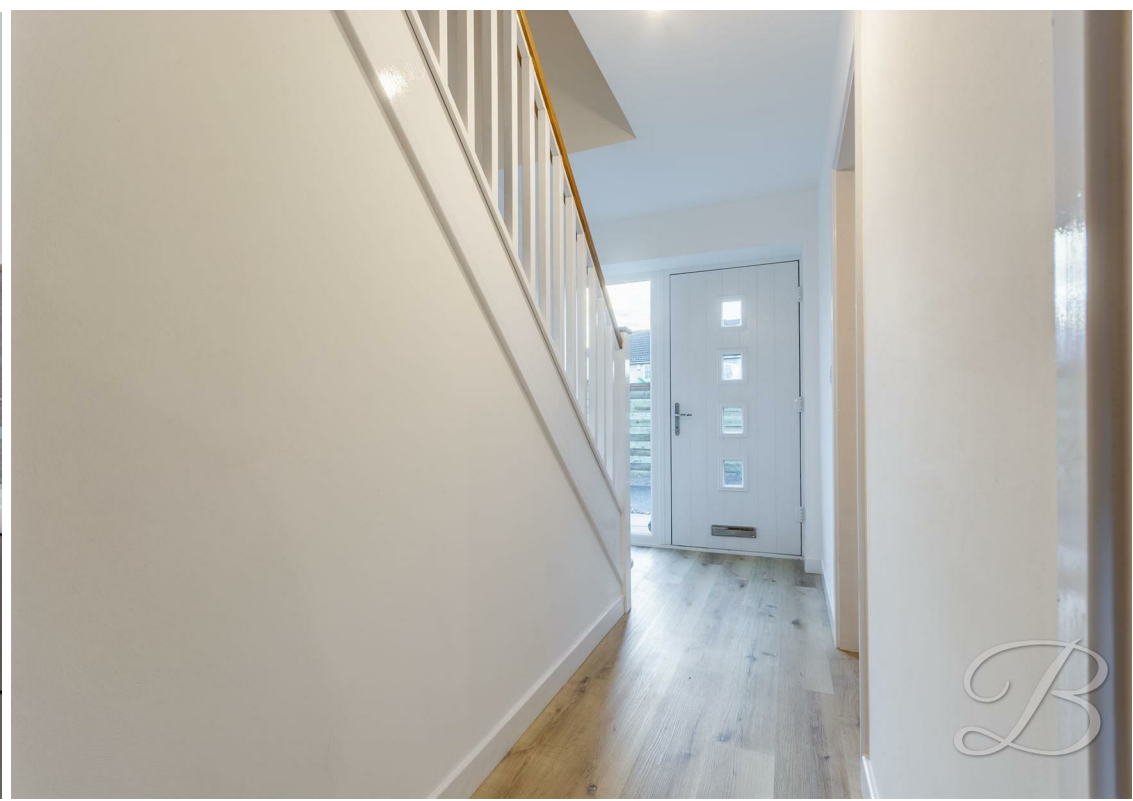
Security and Peace of Mind

- 6-year ABC+ warranty professional consultants certificate
- Mains operated smoke and CO2 detectors
- BT cable prepared
- Built using traditional methods

Reserving Your New Munkbridge Home

There is a vast array of ways we can help you personalise your new home, from the moment the first brick is laid. The earlier you reserve your new home, the more options you'll be able to choose because we build in the options as we go. This means from the day you pick up your keys it will be a home you love; in a style you love.

Relative to the build stage you can choose from a range of kitchen, bathroom, bedroom and flooring upgrades, along with carefully selected fixtures and fittings. All these can be discussed with your Munkbridge Homes sales representative. Alternatively, you can purchase your new home, move-in ready with these all-in place, to live in straight away. A reservation fee of £1,000 will secure the property of your choice for 28 days, by which time solicitors should be appointed and contracts drawn up.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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		

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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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