

HoldenCopley

PREPARE TO BE MOVED

Woodfield Road, Pinxton, Nottinghamshire NG16 6JQ

Offers Over £190,000

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READY TO RESERVE – NEW BUILD FAMILY HOME IN VILLAGE LOCATION...

This exciting new build end-terrace house is currently under construction and will soon be completed to an exceptionally high standard, making it the perfect opportunity to reserve your dream home early. Nestled in the popular village of Pinxton, the property benefits from excellent commuting links with Junction 28 of the M1 and the A38 just a short drive away, while also being conveniently located near well-regarded primary and secondary schools, public transport routes, local amenities and an abundance of green spaces including scenic walking and cycling routes. Internally, the ground floor will offer an inviting entrance hall, a contemporary WC, a stylish fitted kitchen and dining area, and a spacious lounge with double doors opening out to the landscaped rear garden, ideal for entertaining or relaxing. The first floor will host a landing, two double bedrooms, a further single bedroom and a modern three-piece bathroom suite. Externally, this home will feature a private driveway with an EV charging point to the front, while the rear boasts a tiered garden comprising block paving and a lawned area, offering the perfect blend of practicality and outdoor enjoyment. Further benefitting from solar PV panels for enhanced energy efficiency, this home has been thoughtfully designed with modern living in mind. Call now to reserve your plot and secure this fantastic home before it's gone!

MORE PLOTS AVAILABLE!





- New Build Mid-Terraced House
- Three Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Lounge
- Ground Floor WC
- Three-Piece Bathroom Suite
- Driveway With EV-Charger





GROUND FLOOR

Entrance Hall

14'8" x 7'9" (max) (4.49m x 2.37m (max))

The entrance hall has carpeted flooring, a radiator, recessed spotlights, and a single composite door providing access into the accommodation.

WC

4'11" x 3'6" (1.50m x 1.08m)

This space has a low level dual flush WC, a wash basin with fitted cupboard underneath, tiled splashback, tiled flooring, and a UPVC double-glazed obscure window to the front elevation.

Kitchen / Diner

13'1" x 8'0" (4.01m x 2.44m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob, extractor hood and splashback, space and plumbing for a washing machine, natural oak wood-effect laminate flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Living Room

16'1" x 11'1" (max) (4.91m x 3.40m (max))

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a UPVC double-glazed window, and double French doors opening out to the garden.

FIRST FLOOR

Landing

12'10" x 6'2" (3.92m x 1.88m)

The landing has carpeted flooring, recessed spotlights, a radiator, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13'1" x 9'7" (4.01m x 2.93m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Two

11'2" x 9'8" (max) (3.41m x 2.95m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

8'1" x 4'11" (2.48m x 1.50m)

This bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

6'2" x 6'2" (1.88m x 1.88m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage underneath, tiled splashback, partially tiled

walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

To the front of the property, there will be off-road parking with an EV charger. To the rear of the property, there will be an enclosed garden with a patio area and a lawn.

DISCLAIMER

Council Tax Band Rating - Bolsover District Council - Band TBC

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

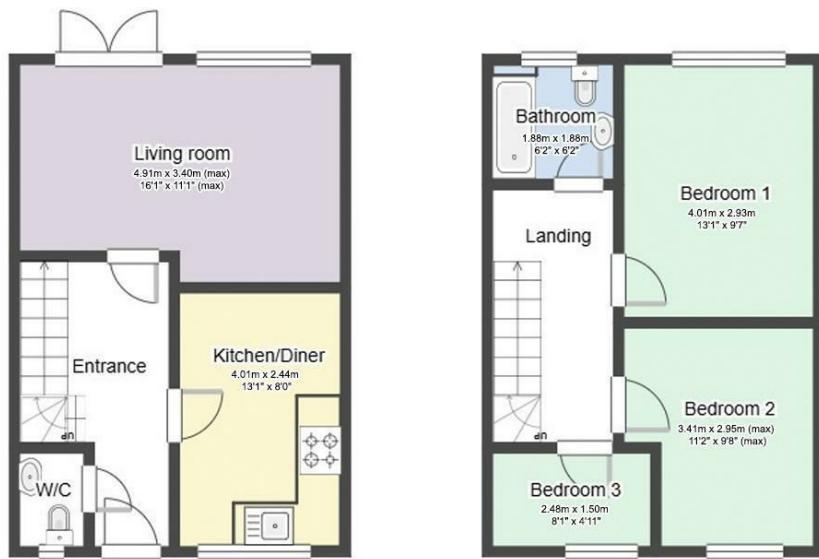
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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