



6 Copper Beeches, Ankerbold Road,  
Old Tupton, S42 6BX

£599,950

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WILKINS VARDY

# £599,950

\*\*\* OPEN DAY SATURDAY 3RD FEBRUARY 11AM UNTIL 2PM - COME AND TAKE A LOOK AROUND THIS TRULY EXCEPTIONAL NEW BUILD HOME \*\*\*

STUNNING 5 BED, 4 BATH NEW BUILD DETACHED FAMILY HOME WITH DETACHED DOUBLE GARAGE

Built to the highest standards by Evolution Homes on this superb development of 10 large executive properties is this superbly appointed five double bedroomed, four 'bathroomed' detached house which offers high spec. design and spacious accommodation including a superb master suite with dressing room and fantastic contemporary en suite bathroom, two generous reception rooms including a superb dual aspect lounge and a fantastic 'L' shaped family kitchen opening onto and overlooking a landscaped enclosed rear garden. With a detached brick built double garage, this is a real statement home in a desirable location .

Situated just off Ankerbold Road, the property is conveniently positioned with good transport networks into Tupton and North Wingfield, and ideally positioned for links into the Town Centre and towards the M1 Motorway.

- \*\*\* OPEN DAY SATURDAY 3RD FEBRUARY 11AM UNTIL 2PM \*\*\*
- Generous Dual Aspect Living & Separate Good Sized Study/Home Office
- Superb Open Plan Family Kitchen
- Ground Floor Cloaks/WC
- Five Generous Double Bedrooms
- Master Suite with Dressing Room & 5-Piece En Suite Bathroom
- Further Three Bathrooms
- Detached Brick Built Double Garage & Off Street Parking
- Enclosed Rear Garden with Patio
- Convenient & Desirable Development

## General

Gas central heating  
uPVC sealed unit double glazed windows  
Security alarm system  
Under floor heating to ground floor accommodation  
Gross internal floor area - 2550 sq.ft. - 236.9m<sup>2</sup> (excluding garage)  
Council Tax Band - TBC  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door with matching side panels opens into an ...

## Entrance Hall

Having a tiled floor with under floor heating, and downlighting.  
Built-in under stair store cupboard.  
An open balustrade staircase rises to the First Floor accommodation.

## Study

12'5 x 7'5 (3.78m x 2.26m)  
A versatile dual aspect reception room with downlighting.

## Cloaks/WC

Fitted with a white 2-piece suite comprising a wash hand basin and a low flush WC.  
Tiled floor with under floor heating, and downlighting.

## Lounge

24'3 x 11'2 (7.39m x 3.40m)  
A most generous dual aspect reception room having bi-fold doors overlooking and opening onto the rear of the property.  
Double doors give access into the ...

## Open Plan Kitchen/Diner & Snug

### Kitchen/Diner

21'2 x 12'6 (6.45m x 3.81m)  
Fitted with a range of wall and base units with complementary quartz work surfaces and upstands.  
Inset sink with mixer tap.  
Integrated appliances to include a dishwasher, fridge/freezer, two Neff ovens and a Neff 5-ring induction hob with extractor over.  
Tiled floor with under floor heating, and downlighting.

### Snug

15'10 x 7'10 (4.83m x 2.39m)  
Being triple aspect, having a tiled floor with under floor heating and downlighting.  
Bi-fold doors overlook and open onto the rear patio.

### Utility Room

8'4 x 5'6 (2.54m x 1.68m)  
Fitted with a range of base units with complementary quartz work surfaces and upstands.  
Inset sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.  
Tiled floor with under floor heating, and downlighting.  
The gas boiler is also sited in this room.

## On the First Floor

### Landing

Having a built-in cupboard housing the hot water cylinder, and downlighting. An open balustrade staircase rises to the Second Floor accommodation.

### Master Bedroom Suite

### Bedroom

13'3 x 11'3 (4.04m x 3.43m)  
A generous front facing double bedroom. A door gives access into a ...

### Dressing Room

10'8 x 6'8 (3.25m x 2.03m)  
Having downlighting. An opening leads through into the ...

### En Suite Bathroom

10'6 x 9'0 (3.20m x 2.74m)  
A spacious room, being part tiled and fitted with a white 5-piece suite comprising a freestanding double ended bath with freestanding bath shower mixer tap, walk-in shower enclosure with mixer shower, 'his' and 'hers' wash hand basin with storage below, and a concealed cistern WC.  
Tiled floor and downlighting.

### Bedroom Two

15'10 x 12'6 (4.83m x 3.81m)  
A generous dual aspect double bedroom having a door giving access into a ...

### En Suite Shower Room

8'11 x 3'11 (2.72m x 1.19m)  
Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, semi pedestal wash hand basin and a low flush WC.  
Tiled floor and downlighting.

### Bedroom Three

11'11 x 10'1 (3.63m x 3.07m)  
A good sized front facing double bedroom.

## On the Second Floor

### Spacious Landing/Study

A spacious landing which could be utilised as a study area.

### Bedroom Four

18'0 x 11'5 (5.49m x 3.48m)  
A generous front facing double bedroom.

### Bedroom Five

18'0 x 9'10 (5.49m x 3.00m)  
A generous front facing double bedroom.

### Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, semi pedestal wash hand basin and a low flush WC.  
Skylight window, tiled floor and downlighting.

### Outside

To the front of the property there are lawned gardens together with a paved path leading to the front entrance door, and continuing down the side of the property to a gate which opens to the rear garden.

A gravelled driveway provides off street parking and leads to a detached double garage.

The enclosed rear garden comprises a paved patio with steps down to a lawn





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



#### 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.



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