



42 Hawthorne Road,  
Barlborough S43 4ZD

£214,500



WILKINS VARDY

# £214,500

INCENTIVES, UPGRADES & PLOT SPECIFIC PACKAGES AVAILABLE WITH SAVINGS UP TO £22,475\*

THE ATTWELL - THREE BED SEMI DETACHED FAMILY HOME

The Attwell is a superb three bedroomed end terraced house which offers 793 sq.ft. of contemporary styled accommodation including an open plan kitchen diner with patio doors opening onto the rear garden as well as a generous living room.

With high quality kitchen and bathrooms, floor coverings and turfed gardens as standard and a range of choices available, this ultra convenient development could be your next

- INCENTIVES, UPGRADES & PLOT SPECIFIC PACKAGES AVAILABLE WITH SAVINGS UP TO £22,475\*
- Show Home Open 5 Days - Wednesday to Sunday
- Three Bedroom Semi Detached Family Home
- Open Plan Kitchen/Diner
- Modern Bathroom
- Off Street Parking
- Convenient Location
- 10 Year New Build Guarantee

## \* Incentives

Incentives are generally plot specific and subject to change. Not all plots will be subject to the same level of incentives, and the advertised £22,475 may not be applicable to this plot. Hawthorne Meadows reserve the right to cancel the incentive offers at any time.

## Show Home Virtual Walk Through

Our 3D Virtual walk through tour is of plot 41, the Ashton 3 bed semi detached house.

## General

Gas Central Heating  
uPVC Double Glazing  
10 Year LABC New Build Guarantee  
Fully Fitted Floor Coverings Throughout  
Gross Internal Floor Area - 793 sq. ft. (73.7 sq m)  
Secondary School Catchment Area - Heritage High School  
Council Tax Band - TBC  
Current Energy Band - TBC  
Reservation fee £500 (Half refundable). Early bird reservations will be considered from people thinking of selling their home. Conditions apply.  
House postal numbers will be different to the plot numbers once complete.

## Images

Computer generated images are for illustrative purposes only. The street scene images might also not include the subject house type. Internal photographs are from Plot 144, which is the same house type but detached. The internal arrangements are therefore the same as the advertised plot, although finishes/colours may vary.

## Ground Floor

### Entrance Hall

With stairs leading up to the first floor accommodation.

### Cloakroom/WC

Being part tiled and fitted with a white low flush WC and wash hand basin. Vinyl flooring.

### Lounge

A delightful front facing reception room. There is also a useful built in under stairs storage cupboard.

### Kitchen Diner

A good sized room with space for a dining table and chairs in front of patio doors which open onto the rear garden. You will have the choice from an agreed range of contemporary style wall, drawer and base units with complementary work surfaces over with inset sink unit with mixer tap. (Subject to the time of reservation).

Integrated electric oven, hob with extractor over and integrated fridge/freezer. Space and plumbing for a washing machine. Vinyl flooring.

## First Floor

### Landing

### Master Bedroom

A generous rear facing double bedroom.

### Bedroom 2

A second good sized front facing double bedroom.

### Bedroom 3

A good sized front facing single bedroom.

### Family Bathroom

Being part tiled and comprising a white three piece suite consisting of a panelled bath with mixer shower over and shower screen, low flush WC and pedestal wash hand basin. There is a useful built in storage cupboard. Vinyl flooring.

## Outside

Each plot will have a driveway providing off street parking, as well as turfed gardens as shown on the landscaping plan.

The rear gardens will comprise a paved patio and lawned garden bordered by timber post and rail fencing.

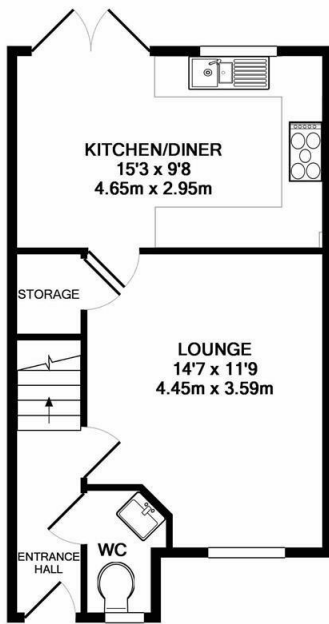
Street scene images may not include the subject property



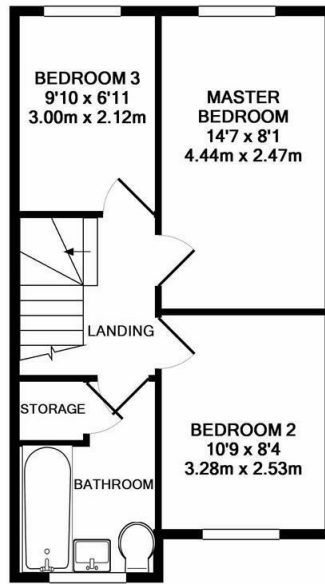
*Welcome to  
your new home*

**warranty**  
**LABC**





GROUND FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 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) <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, electric fire, kitchen appliances, 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 Heritage High 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 Consultant.

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



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