



122A Longedge Lane,
Wingerworth, S42 6PQ

£580,000

W
WILKINS VARDY

£580,000

BUY OFF PLAN - EXECUTIVE NEW BUILD - DESIRABLE VILLAGE LOCATION - CHOOSE YOUR OWN FINISHES - LOCAL DEVELOPER WITH AN EYE FOR DETAIL

A rare opportunity has arisen to buy this executive new build family home, with a chance to choose your own finishes and fittings (subject to time of reservation). The property offers spacious and well planned accommodation over two storeys with a good sized bay fronted lounge, separate playroom or office and a fantastic open plan family kitchen with high specification fittings and bi-fold doors opening onto the rear garden. With four good sized bedrooms and two contemporary bathrooms, the earlier you reserve, the more choices you will have.

Tucked off the main road in the desirable village setting, the property will boast a good sized rear garden, driveway and garage, proximity to the village shops and good links towards Chesterfield and for nearby access to open countryside.

- Executive Energy Efficient New Build
- Family Home In Desirable Village Location
- Family Bathroom and En-Suite Shower Room
- Utility Room and Ground Floor Cloakroom
- Playroom or Study
- Energy Efficient Home With Solar Panels - Ready Summer / Autumn 2024
- Four Good Sized Bedrooms
- Open Plan Family Kitchen with a Choice Of Units
- Bay Fronted Lounge with Fireplace
- Off Street Parking & Single Garage

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - TBC

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

Reservation fee £500 (Half refundable). Early bird reservations will be considered from people thinking of selling their home. Conditions apply.

Note -Autumn 2024 anticipated completion date.

6 Year Architects Warranty from AP Building Design Ltd

Choices and Finishes

Depending on the time of reservation, the buyer will get a choice of internal fittings and finishes from a chosen range.

Fixtures and fittings will include full floor coverings, tiling to the kitchen and bathrooms/WC and a fully fitted kitchen with integrated appliances.

Depending on what types of fittings and finishes are chosen, the developer reserves the right to charge an up front cost, deductible from the final selling price.

The property floorplan and plot plan may be subject to change but are used for illustrative purposes.

On the Ground Floor

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

Entrance Hall

Having a built-in under stairs cloaks cupboard. and a central staircase rising to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a white 2 piece suite comprising low flush WC and wash hand basin.

Tiled or LVT flooring.

Study

7'2" x 5'2" (2.2m x 1.6m)

A versatile room without a window which could make a useful study or playroom.

Living Room

16'0" x 12'5" (4.9m x 3.8m)

A good sized front facing room having a bay window and fireplace.

Open Plan Family Kitchen

27'6" x 11'9" (8.4m x 3.6m)

A fantastic open plan space with two rear facing windows and bi-fold doors opening onto the rear garden.

The kitchen will include a range of modern base, wall and drawer units

with complimentary worktops and upstands.

Kitchen styles available are shaker, gloss, matt, handleless or with handles. Integrated appliances to include an eye level double oven, induction hob with extractor over, integrated fridge and freezer and an integrated dishwasher.

A choice of tiled or LVT flooring.

Utility Room

8'6" x 7'2" (2.6m x 2.2m)

Fitted with a range of matching units with space and plumbing for a washing machine and dryer.

Tiled or LVT flooring.

On the First Floor

Landing

With built-in airing cupboard.

Master Bedroom

12'5" x 15'5" (3.8m x 4.7m)

A good sized front facing double bedroom. A door gives access into an ...

En Suite Shower Room

8'4" x 5'1" (2.55m x 1.55m)

Being part tiled and comprising a low flush WC, wash hand basin and shower cubicle with mixer shower.

Tiled or LVT flooring.

Bedroom Two

12'9" x 13'9" (3.9m x 4.2m)

A good sized rear facing double bedroom.

Bedroom Three

10'2" x 12'9" (3.1m x 3.9m)

A good sized front facing double bedroom.

Bedroom Four

10'7" x 8'4" (3.25m x 2.55m)

A good sized rear facing single bedroom.

Family Bathroom

Being part tiled and comprising a low flush WC, wash hand basin and panelled bath with mixer shower over.

Tiled or LVT flooring.

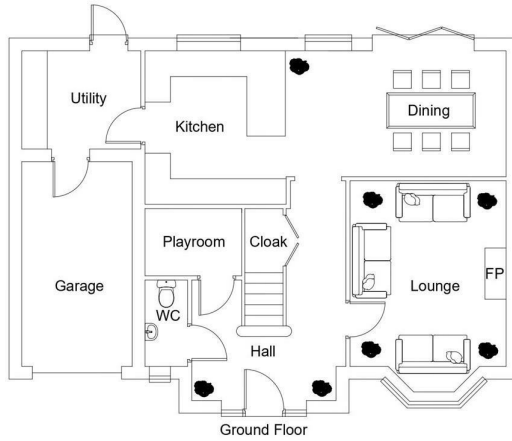
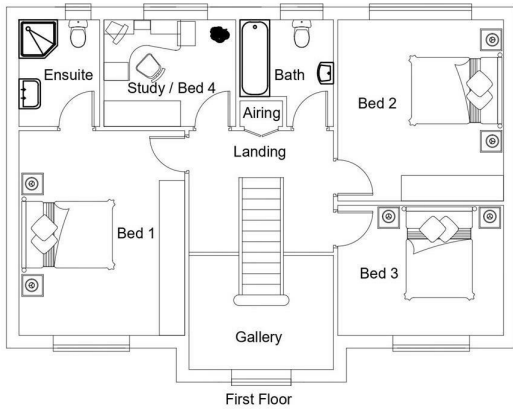
Outside

Having a block paved driveway to the front providing off street parking and leading to the garage.

The boundaries are to be fenced with closed panel fencing.

The rear garden will be laid mainly to lawn with a patio leading from the kitchen.





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



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.

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



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varady.co.uk