



Plot 58, 'The Henley' Sherwood Fields,
Bolsover, S44 6DW

£210,000

W
WILKINS VARDY

£210,000

SHOW HOME OPEN THURSDAYS TO MONDAYS EVERY WEEK - 10AM UNTIL 5PM

PLOT 58 - THE HENLEY - AN IMPRESSIVE 925 SQUARE FEET OF SPACE MAKING IT MUCH LARGER THAN MOST TWO BEDS - A NEW BUILD TWO BED SEMI DETACHED HOUSE WITH LARGE OPEN PLAN GROUND FLOOR FOOTPRINT - 'A' RATED ENERGY EFFICIENCY WITH SOLAR PANELS AND EV CHARGING

The Henley is a fantastic two bed home, ideal for a young couple or small family. The impressive floor area includes two good sized bedrooms, an open plan dining kitchen, and a fantastic extended living room with French doors opening onto an enclosed rear garden.

Sherwood Fields is an exclusive development, situated just off the desirable semi rural part of Oxcroft Lane, just a short distance from nearby open countryside and Bolsover Town Centre, whilst being well positioned for routes into Mansfield and Chesterfield.

- SHOW HOME OPEN THURSDAYS TO MONDAYS EVERY WEEK - 10AM UNTIL 5PM
- Porcelanosa Tiling & Carpets Throughout
- Two Good Sized Double Bedrooms
- Car Standing for One Car & Landscaped Gardens
- 10 Year Build Warranty - High Specification New Build Home
- 'A' Rated Energy Efficiency with Solar Panels and EV Car Charging
- Designer Kitchens with Built-in Appliances
- Larger Than a Typical Two Bed New Build House
- LAST TWO PLOTS REMAINING ON SECOND PHASE
- Another Quality Stancliffe Homes Site

General

Gas Central Heating
uPVC Double Glazing
PV Solar Panels
10 Year New Build Guarantee
Gross Internal Floor Area - 925 sq.ft.
Secondary School Catchment Area - The Bolsover School
Council Tax Band - TBC
Current Energy Band - TBC
Reservation Fee - £500
Anticipated Completion Date - 2025

The images featured on this advert are indicative and finishes may vary across the development

Images

The computer generated images are for illustrative purposes only. The photographs are of another Stancliffe Homes plot, and may not be of the exact same house type as advertised. Choices shown may also vary from those available at the time of reservation.

On the Ground Floor

Entrance Hall

With staircase rising to the First Floor accommodation.

Open Plan Kitchen/Dining Room

11'4 x 16'1 (3.45m x 4.90m)

A dual aspect room to be fitted with a designer kitchen with a wide range of unit styles and colours available.

Laminate worktops with associated edging and upstand.

Inset 1½ bowl stainless steel sink and drainer with mixer tap.

Integrated appliances to include washer/dryer, dishwasher, fridge/freezer, stainless steel single oven and four burner induction hob with extractor hood over.

Fully tiled kitchen floor and downlighters.

A door gives access to a built-in storage cupboard.

Guest WC

5'9 x 2'11 (1.75m x 0.89m)

To be fitted with high quality white sanitaryware including a wash hand basin and low flush WC.

Living Room

14'9 x 18'1 (4.50m x 5.51m)

A generous reception room with bi-fold doors opening onto the rear of the property.

On the First Floor

Landing

Having a built-in storage cupboard.

Master Bedroom

14'9 x 10'0 (4.50m x 3.05m)

A good sized rear facing double bedroom.

Bedroom Two

14'9 x 8'7 (4.50m x 2.62m)

A good sized front facing double bedroom.

Bathroom

7'9 x 7'0 (2.36m x 2.13m)

To be fitted with high quality sanitaryware including bath, wash basin and low flush WC.

Fully tiled bathroom floor.

Heated towel rail.

Downlighters and shaver socket.

Outside

A block paved driveway provides off street parking for two cars. EV charging point.

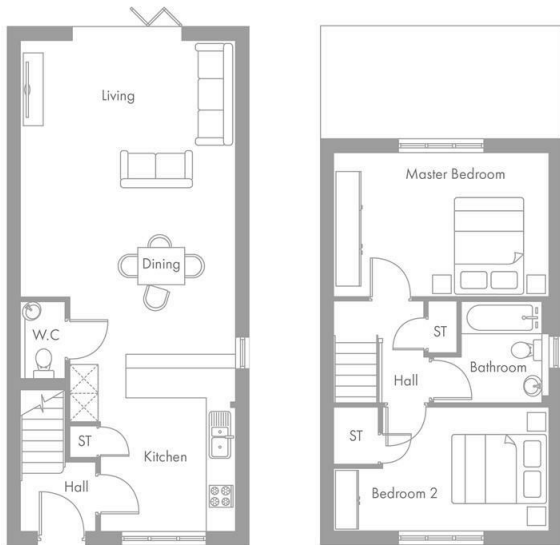
Landscaped gardens to front and rear including lawns, planting and patio area.



WOOD FIELDS
T LAKE, BOLSOVER, S44 6DW

STANCO HOMES

- THE HENLEY
TWO BEDROOM HOME
- HE ASHTON
HSE BEDROOM BUNGALOW
- HE CAMBRIDGE
HSE BEDROOM BUNGALOW
- HE WINDSOR
HSE BEDROOM BUNGALOW
- HE WOBURN
HSE BEDROOM BUNGALOW
- HE BURFORD
HSE BEDROOM HOUSE
- HE HARWOOD
HSE BEDROOM HOUSE
- HE THORNHAM
D4H BEDROOM HOUSE
- HE TENBY
D4H BEDROOM HOUSE
- HE OXFORD
D4H BEDROOM HOUSE
- HE ARLINGTON
V6 BEDROOM HOUSE
- HE PEMROKE
V6 BEDROOM HOUSE



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

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RICS



VIEWINGS

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 unit, 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 Bolsover 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. Stancliffe Homes 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.

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