



Plot 48, 'The Woburn' Sherwood Fields,  
Bolsover, S44 6DW

£380,000

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WILKINS VARDY

# £380,000

SECOND PHASE NOW RELEASED & RESERVATIONS BEING TAKEN - PLOT 48 - THE WOBURN - A SUPERB 3 BEDROOMED NEW BUILD BUNGALOW WITH SINGLE GARAGE AND PRIVATE SOUTH FACING REAR GARDEN TOGETHER WITH 'A' RATED ENERGY EFFICIENCY WITH SOLAR PANELS AND EV CHARGING

The Woburn is a superbly designed high specification detached bungalow which offers spacious and well planned living space which includes three good sized bedrooms, a family bathroom and en suite shower room, utility room, living room and fully fitted kitchen with open plan dining/family area.

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.

- High Specification New Build Bungalow
- Porcelanosa Tiles & Carpets Throughout
- En-Suite To Master Bedroom
- 10 Year Build Warranty
- Three Bedrooms
- Designer Kitchen and Bosch Appliances
- 'A' Rated Energy Efficiency with Solar Panels and EV Charging
- Private South Facing Rear Garden
- Single Detached Garage & Block Paved Drive

## General

Gas Central Heating  
uPVC Double Glazing  
10 Year New Build Guarantee  
Gross Internal Floor Area - 1171 sq.ft.  
Secondary School Catchment Area - The Bolsover School  
Council Tax Band - TBC  
Current Energy Band - TBC  
Reservation Fee - £500  
Anticipated Completion Date - Early Spring 2025

The internal images featured on this advert are indicative and may not be from the house type shown. Finishes may also vary across the development.

## Entrance Hall

With useful storage cupboard.

## Master Bedroom

13'2 x 12'2 (4.01m x 3.71m)  
A good sized front facing double bedroom. A door gives access into the ...

## En Suite Shower Room

6'3 x 6'2 (1.91m x 1.88m)  
To be fitted with high quality white sanitaryware and shower enclosure.  
Range of stylish part tiling with a selection of colours and textures.  
Part tiled walls with tiled shower room floor.  
Heated towel rail.  
Downlighters and shaver socket.

## Bathroom

8'5 x 7'5 (2.57m x 2.26m)  
To be fitted with high quality sanitaryware including bath, wash basin, low flush WC and shower enclosure.  
Range of stylish full height tiling in a range of colours and textures.  
Part tiled walls with tiled bathroom floor.  
Heated towel rail.  
Downlighters and shaver socket.

## Living Room

15'2 x 11'2 (4.62m x 3.40m)  
A generous reception room.

## Bedroom Three

8'4 x 7'3 (2.54m x 2.21m)  
A good sized single bedroom with window to the side elevation.

## Bedroom Two

11'8 x 8'6 (3.56m x 2.59m)  
A good sized rear facing double bedroom. An opening leads through into a

...

## Dressing Area

8'4 x 7'3 (2.54m x 2.21m)

## Kitchen/Dining Room

17'0 x 10'9 (5.18m x 3.28m)  
To be fitted with a range of designer units and laminate worktops with associated edging and upstand.  
Inset 1½ bowl stainless steel sink and drainer with mixer tap.  
Bosch integrated appliances to include dishwasher, fridge/freezer, oven with combi microwave over, 4 ring induction hob with extractor hood over.  
Fully tiled kitchen floor and downlighters.  
Designated family/dining area.

## Family Room

9'6 x 7'3 (2.90m x 2.21m)  
A spacious room with bi-fold opening doors.

## Utility Room

6'2 x 5'2 (1.88m x 1.57m)  
To be fitted with a range of designer units with washer and dryer space.  
Laminate worktop with associated edging and upstand.  
Fully tiled floor.

## Outside

A block paved drive provides off street parking and gives access to an attached double garage

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



WOOD FIELDS  
LANE, BOLSOVER, S44 6DW



- THE HENLEY  
TWO BEDROOM HOME
- HE ASHTON  
HREE BEDROOM BUNGALOW
- HE CAMBRIDGE  
HREE BEDROOM BUNGALOW
- HE WINDSOR  
HREE BEDROOM BUNGALOW
- HE WOBURN  
HREE BEDROOM BUNGALOW
- HE BURFORD  
HREE BEDROOM HOUSE
- HE HARWOOD  
HREE BEDROOM HOUSE
- HE THORNHAM  
DUR BEDROOM HOUSE
- HE TENBY  
DUR BEDROOM HOUSE
- HE OXFORD  
DUR BEDROOM HOUSE
- HE ABLINGTON  
VE BEDROOM HOUSE
- HE PEMBRCKE  
VE BEDROOM HOUSE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## 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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