



Plot 54 'The Harwood' Sherwood Fields,  
Bolsover S44 6DW

£247,500



WILKINS VARDY

# £247,500

LAST 2 REMAINING PLOTS ON THE SECOND PHASE - PLOT 54 - THE HARWOOD - NEW BUILD THREE BED SEMI DETACHED HOUSE - 'A' RATED ENERGY EFFICIENCY WITH SOLAR PANELS AND EV CHARGING

With three good sized bedrooms, a generous bay fronted living room, two bathrooms and a superb open plan family kitchen with bi-fold doors opening onto an enclosed rear garden, The Harwood is a great value new build family home.

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 Home
- 'A' Rated Energy Efficiency Rating with EV Charging Point & Solar Panels
- Porcelanosa Tiling and Carpets Throughout
- Bi-Fold Doors to Family Area
- Three Good Sized Bedrooms
- Two Private Parking Bays
- Landscaped Gardens
- 10 Year Build Warranty
- Designed Kitchens with Built-in Appliances
- LAST 2 AVAILABLE PLOTS ON 2ND PHASE - RESERVE BEFORE THEY ARE ALL GONE

## General

Gas Central Heating  
uPVC Double Glazing  
10 Year New Build Guarantee  
Gross Internal Floor Area - 957 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

Having a useful under stair storage cupboard and a staircase rising to the First Floor accommodation.

### Guest WC

6'4 x 2'10 (1.93m x 0.86m)  
To be fitted with high quality white sanitaryware including a wash hand basin and low flush WC.

### Living Room

12'6 x 10'0 (3.81m x 3.05m)  
A generous bay fronted reception room.

### Open Plan Kitchen/Dining/Family Room

17'8 x 13'6 (5.38m x 4.11m)  
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, microwave, stainless steel single oven and 4-ring induction hob with extractor hood over.  
Fully tiled kitchen floor and downlighters.  
Designated family/dining area.  
Bi-fold doors open onto the rear garden.

## On the First Floor

## Landing

Having a built-in storage cupboard.

### Master Bedroom

11'8 x 10'2 (3.56m x 3.10m)  
A generous rear facing double bedroom. A door gives access into the ...

### En Suite Shower Room

10'2 x 4'1 (3.10m x 1.24m)  
To be fitted with high quality white sanitaryware and shower enclosure.  
Range of stylish part tiling with a selection of colours and textures.  
Fully tiled shower room floor.  
Heated towel rail.  
Downlighters and shaver socket.

### Bedroom Two

10'2 x 9'6 (3.10m x 2.90m)  
A good sized front facing double bedroom.

### Bedroom Three

11'1 x 7'1 (3.38m x 2.16m)  
A rear facing double bedroom.

### Bathroom

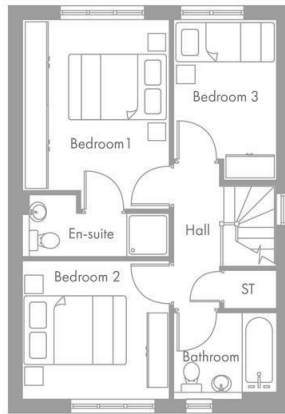
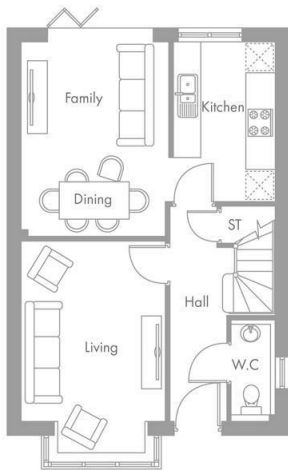
7'1 x 5'9 (2.16m x 1.75m)  
To be fitted with high quality sanitaryware including bath, wash basin and low flush WC.  
Range of stylish full height tiling in a range of colours and textures.  
Fully tiled bathroom floor.  
Heated towel rail.  
Downlighters and shaver socket.

## Outside

Two bays provide off street parking.

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





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

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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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