



5 Almond Avenue,
Barlborough, S43 4ZG

OFFERS IN THE REGION OF

£330,000



WILKINS VARDY

OFFERS IN THE REGION OF

£330,000

STUNNING EXECUTIVE HOME - BUILT 2022 - FOUR BEDROOMS - SUPERBLY POPULAR DEVELOPMENT

Located on this popular development, having been built in 2022 and benefitting from the remaining term of a 10 Year New Build Guarantee, this well proportioned four bedroomed detached family home includes a fantastic contemporary open plan dining kitchen with integrated appliances and hi-gloss handleless units, a separate living room and modern en suite shower room to the master bedroom. The property also includes off street parking, an integral garage and a landscaped enclosed rear garden, making it an ideal family home.

Situated on the popular Hawthorne Meadows development, the property is conveniently placed for the village amenities in Barlborough and ideal for commuters needing access to the Motorway.

- Superb Detached Family Home built in 2022
- Remaining Term of 10 Year LABC New Build Guarantee
- Good Sized Living Room
- Contemporary Fitted & Integrated Dining Kitchen with French doors opening onto the Rear
- Ground Floor Cloaks/WC
- Four Good Sized Bedrooms
- En Suite Shower Room & Family Bathroom
- Integral Garage & Off Street Parking
- Enclosed Rear Garden
- EPC Rating: B

General

Gas central heating
uPVC double glazing
Remaining Term of 10 Year LABC New Build Guarantee
Gross internal floor area - 114.1 sq.m./1228 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Heritage High School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

16'6 x 10'0 (5.03m x 3.05m)
A good sized front facing reception room having a useful built-in under stair storage cupboard.

Open Plan Dining Kitchen

20'2 x 11'6 (6.15m x 3.51m)
Fitted with a contemporary range of hi-gloss wall, drawer and base units with complementary wood work surfaces and upstands.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, washing machine, electric oven and hob with cylinder cooker hood over.
Tiled flooring and downlighting.
uPVC double glazed French doors overlook and open onto the rear of the property.
A further door gives access to a ...

Lobby

Having a tiled floor and a uPVC double glazed door giving access onto the side of the property.
A further door opens to a ...

Cloaks/WC

Fitted with vinyl flooring and having a white 2-piece suite comprising a wash hand basin with splashback and storage below, and a low flush WC.
Chrome heated towel radiator.

On the First Floor

Landing

Master Bedroom

14'1 x 10'0 (4.29m x 3.05m)
A good sized front facing double bedroom having a built-in double wardrobe with sliding doors.
A door gives access into the ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with mixer shower, semi pedestal wash hand basin with splashback, and a low flush WC.
Chrome heated towel radiator.
Vinyl flooring and downlighting.

Bedroom Two

11'9 x 9'8 (3.58m x 2.95m)
A good sized front facing double bedroom

Bedroom Three

10'4 x 9'8 (3.15m x 2.95m)
A good sized rear facing double bedroom.

Bedroom Four

9'11 x 7'10 (3.02m x 2.39m)
A rear facing good sized single/small double bedroom.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi pedestal wash hand basin with splashback and a low flush WC.
Chrome heated towel radiator.
Tiled flooring and downlighting.

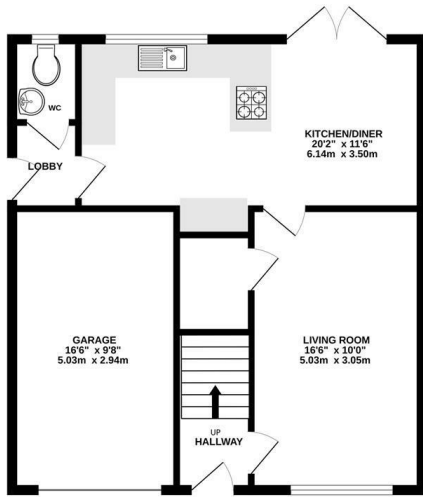
Outside

A tarmac driveway to the front of the property provides off street parking for two vehicles and leads to a single integral garage. There is also a paved path with decorative gravel border leading up to the front entrance door.

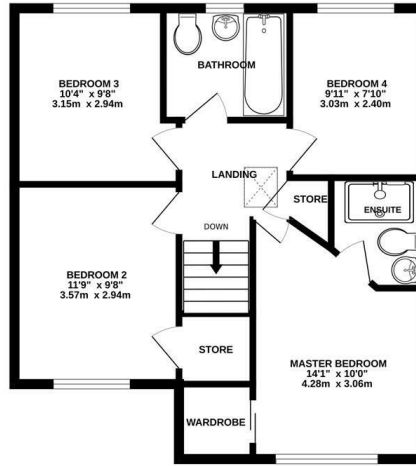
To the rear of the property there is an enclosed garden which comprises a paved patio and a lawn. External lighting is also provided.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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 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 Consultants.



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

wilkins-varDY.co.uk