

Plot 45 'The Woburn' Sherwood Fields, Bolsover S44 6DW

£365,000



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

PLOT 45 - THE WOBURN - A NEW BUILD BUNGALOW WITH A DIFFERENCE - OPEN PLAN FAMILY KITCHEN WITH UTILITY - THREE GOOD SIZED BEDS - EN-SUITE TO MASTER & DRESSING ROOM TO BED 2 TOGETHER WITH 'A' RATED ENERGY EFFICIENCY WITH SOLAR PANELS AND EV

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

- SHOW HOME OPEN THURSDAYS TO MONDAYS EVERY WEEK - 10AM UNTIL 5PM
- LAST TWO PLOTS REMAINING ON SECOND
- En-Suite To Master Bedroom
- 10 Year Build Warranty
- 'A' Rated Energy Efficiency with Solar Panels and EV Charging

• Designer Kitchen and Bosch Appliances

- Private Enclosed Rear Garden
- Single Detached Garage Garage & Block Paved
- Three Bedrooms, Porcelanosa Tiles & Carpets LAST AVAILABLE PLOT ON 2ND PHASE -RESRVE BEFORE THEY ARE ALL GONE

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

Throughout

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 OUR BEDROOM HOUSE

HE TENBY

OUR BEDROOM HOUSE

HE OXFORD

HE ARLINGTON VE BEDROOM HOUSE

HE PEMBROKE





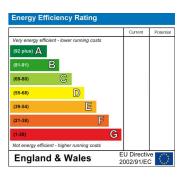


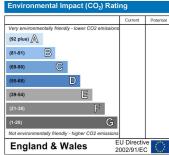












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#### VIEWINGS

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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