



Plot A29, 'The Hathersage' Oak Fields,
Ankerbold Road, Old Tupton S42 6BX

£530,000

W
WILKINS VARDY

£530,000

PART EXCHANGE CONSIDERED AND FLOORING/CURTAINS & BLIND PACKAGES AVAILABLE

SALES OFFICE & SHOW HOME OPEN THURSDAYS 11AM - 7PM, FRIDAYS 9AM - 5PM AND SATURDAYS 10AM - 5.30PM - SALES ASSIST PACKAGE AVAILABLE

PLOT A29 - THE HATHERSAGE - FIVE BED, THREE BATH EXECUTIVE HOME - FORMER SHOW HOME

The Hathersage is a superior five bed roomed, three bathroomed detached executive home, offering spacious architect designed accommodation over three storeys. With lots of natural light, a fantastic galleried landing, a dream open plan family kitchen area and a master suite to die for, this property ticks a lot of boxes.

Oak Fields is a truly special development of architect designed homes, set within semi rural surroundings, offering high specification homes in this super convenient location. The sales suite is now open and show homes are ready to view.

- The Hathersage Former Show Home Sold with Sales Assist or Part Exchange & with Curtains & Blinds Packages
- Designer Kitchen with Integrated Appliances
- Five Good Sized Double Bedrooms
- Two En Suites & Family Bathroom
- Superb Open Plan Lounge and Dining Room
- 10 Year Premier Warranty & 2 Year New Build Warranty
- Landscaped Gardens
- Parking and Garage/Home Office
- Prices Start From £530,000
- Show Home Open Thursdays, Fridays & Saturdays

General

Gas Central Heating
uPVC Double Glazed Windows
Composite Front Door, Single uPVC Door & Bi-folding Patio Doors
Flooring throughout
Heat Smoke Detectors
Combined Gas and Electric Smart Meters
10 Year Premier Warranty & 2 Year Builders Warranty
Secondary School Catchment Area - Tupton Hall School
Council Tax Band - TBC
Anticipated Completion Date - Aug/Sept

SALES ASSIST - PART EXCHANGE & CURTAINS/BLINDS

The developer is offering a sales assist package where you can sell your own home for free. Terms and conditions apply and your property must be situated within the Chesterfield district and be valued by Wilkins Vardy.

Part exchange will also be considered on this plot for an asking price offer. If you are considering part exchange, your property must lie within a 20 mile radius of Chesterfield and be valued by Wilkins Vardy at no more than 70% of the value of this new build. The developer reserves the right to refuse a part exchange offer or sales assist if your property is not deemed suitable or an agreement cannot be reached on its value.

Part exchange means the developer will take your property as part payment for the new build, meaning you will not have to pay estate agency fees or rely on a chain of buyers to complete at the same time as your purchase.

Curtains and blind packages are available. Again terms and conditions apply and the options available will be dependant on the time of reservation. Details of the options are available by talking to the sales team on site.

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Having a built-in under stair store cupboard and BT point. A staircase rises to the First Floor accommodation.

Cloaks/WC

5'9 x 3'2 (1.75m x 0.97m)
To be fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.

Living Room

15'4 x 12'1 (4.67m x 3.68m)
A generous front facing reception room with TV point.

Kitchen/Diner

31'8 x 12'4 (9.65m x 3.76m)
To be fitted with a range of wall, drawer and base units with Quartz work surfaces over. Inset stainless steel sink and drainer with chrome mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, washing machine/dryer, double stainless steel oven and 5-ring gas hob with stainless steel chimney hood over.
Bi-folding patio doors overlook and open onto the rear garden.

Utility Room

10'5 x 6'8 (3.18m x 2.03m)
To be fitted with a range of wall and base units with laminated work surfaces over.
Inset stainless steel sink and drainer with chrome mixer tap.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Bedroom Two

13'1 x 10'1 (3.99m x 3.07m)
A generous front facing double bedroom. A door gives access into the ...

En Suite Shower Room

6'2 x 5'2 (1.88m x 1.57m)
To be fitted with a white 3-piece suite comprising of a shower cubicle with thermostatic mixer shower, vanity unit and basin, and a low flush WC.

Bedroom Three

11'1 x 10'8 (3.38m x 3.25m)
A good sized rear facing double bedroom.

Bedroom Four

11'8 x 10'8 (3.56m x 3.25m)
A good sized front facing double bedroom.

Bedroom Five

13'1 x 8'5 (3.99m x 2.57m)
A good sized rear facing double bedroom.

Family Bathroom

7'2 x 6'2 (2.18m x 1.88m)
To be fitted with a white 3-piece suite comprising a freestanding bath, vanity unit and basin, and a low flush WC.
Heated towel rail.

On the Second Floor

Galleried Landing

18'3 x 9'2 (5.56m x 2.79m)

Second Floor Suite

Bedroom One

18'0 x 13'1 (5.49m x 3.99m)
A most generous double bedroom with four skylights and a window to the side elevation.
TV point and BT point.

Dressing Room

Having a range of built-in wardrobes, and two skylights. A door gives access into the ...

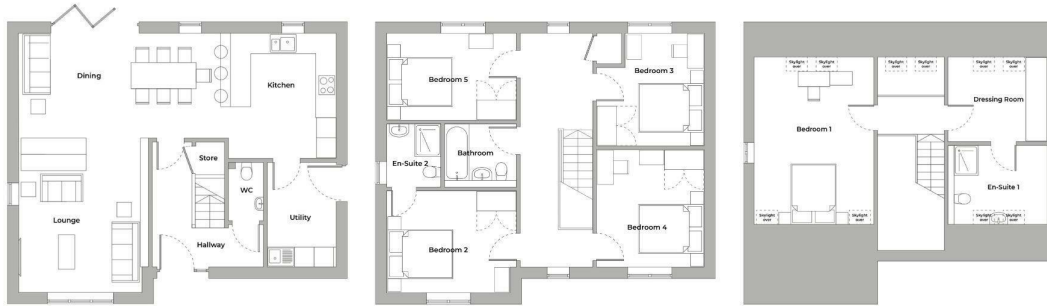
En Suite Shower Room

10'8 x 8'5 (3.25m x 2.57m)
To be fitted with a white 3-piece suite comprising of a shower cubicle with thermostatic shower, vanity unit and basin, and a low flush WC.
Heated towel rail.
Mirror including shaver point.
Two skylights.

Outside

A block paved drive will provide off street parking and give access to a Garage/Home Office having light and power.
Landscaping to the front garden and turf to the rear garden enclosed by 6 Ft. Close board fencing.
External wall light to front and rear, and outside tap.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		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 Tupton Hall 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. Northwood 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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Map only a guide to the above development. It does not show the exact location of the development. Details correct as of print 10/22

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