



Plot A33, 'The Cromford' Oak Fields,
Ankerbold Road, Old Tupton S42 6BX

£235,000



WILKINS VARDY

£235,000

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 A33 - THE CROMFORD - SUPERB TWO BED HOME WITH UNIQUE LAYOUT FROM £235,000

Looking for your first home or somewhere to down size into, then look no further. This superb two double bed roomed property offers well planned accommodation which includes a good sized kitchen and living room, as well as a useful utility room, something not many two beds offer.

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 Cromford Offered with Sales Assist or Part Exchange & with Curtains & Blinds Packages
- Designer Kitchen with Integrated Appliances
- Generous Lounge with French Doors
- Two Generous Double Bedrooms
- Family Bathroom
- 10 Year Premier Warranty & 2 Year Builders Warranty
- Block Paved Drive & Landscaped Gardens
- Off Street Parking
- Prices Start From £235,000
- Show Home Open Thursdays, Fridays & Saturdays

General

Gas Central Heating
uPVC Double Glazed Windows
Composite Front Entrance Door & French Doors to the Rear
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 Sept / Oct

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

With staircase rising to the First Floor accommodation.
BT point.

Dining/Kitchen

13'4 x 9'5 (4.06m x 2.87m)

A dual aspect room, to be fitted with a Symphony kitchen comprising wall, drawer and base units with laminated work surfaces over.

Inset stainless steel sink and drainer with chrome mixer tap.

Integrated appliances to include a single stainless steel electric oven and 4-ring gas hob with stainless steel splashback and stainless steel chimney hood over.

Spotlights.

Utility

6'8 x 3'0 (2.03m x 0.91m)

Cloaks/WC

6'9 x 4'6 (2.06m x 1.37m)

To be fitted with a 2-piece white suite comprising of a wash hand basin and a low flush WC.

Lounge

14'1 x 13'4 (4.29m x 4.06m)

A generous reception room with TV point and French doors overlooking and opening onto the rear garden.

A door gives access to a useful built-in store cupboard.

On the First Floor

Landing

Bedroom One

13'4 x 10'5 (4.06m x 3.18m)

A generous rear facing double bedroom with TV and BT points.

Bedroom Two

13'4 x 10'5 (4.06m x 3.18m)

A generous front 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 of a Frontline Caymen bath with tiled splashbacks and chrome mixer tap, fitted screen and shower over, pedestal wash hand basin with tiled splashback and a close coupled WC.

Towel rail.

Shaver point.

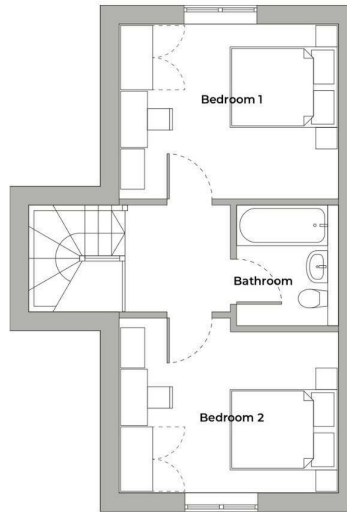
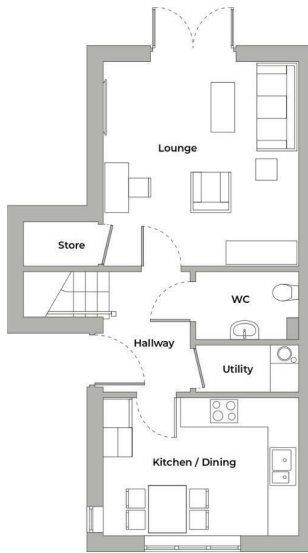
Outside

A block paved drive will provide off street parking.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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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

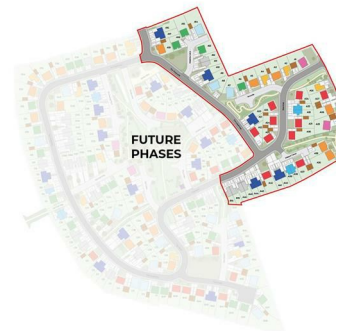
Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

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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wood

Not to rely on a guide to the above development. It does not bind us in any way. Details correct at time of print. 01/23

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

wilkins-varDY.co.uk