

THE BIRCHES, HOCKLEY GRANGE, HOCKLEY LANE, WINGERWORTH, S42 6QQ



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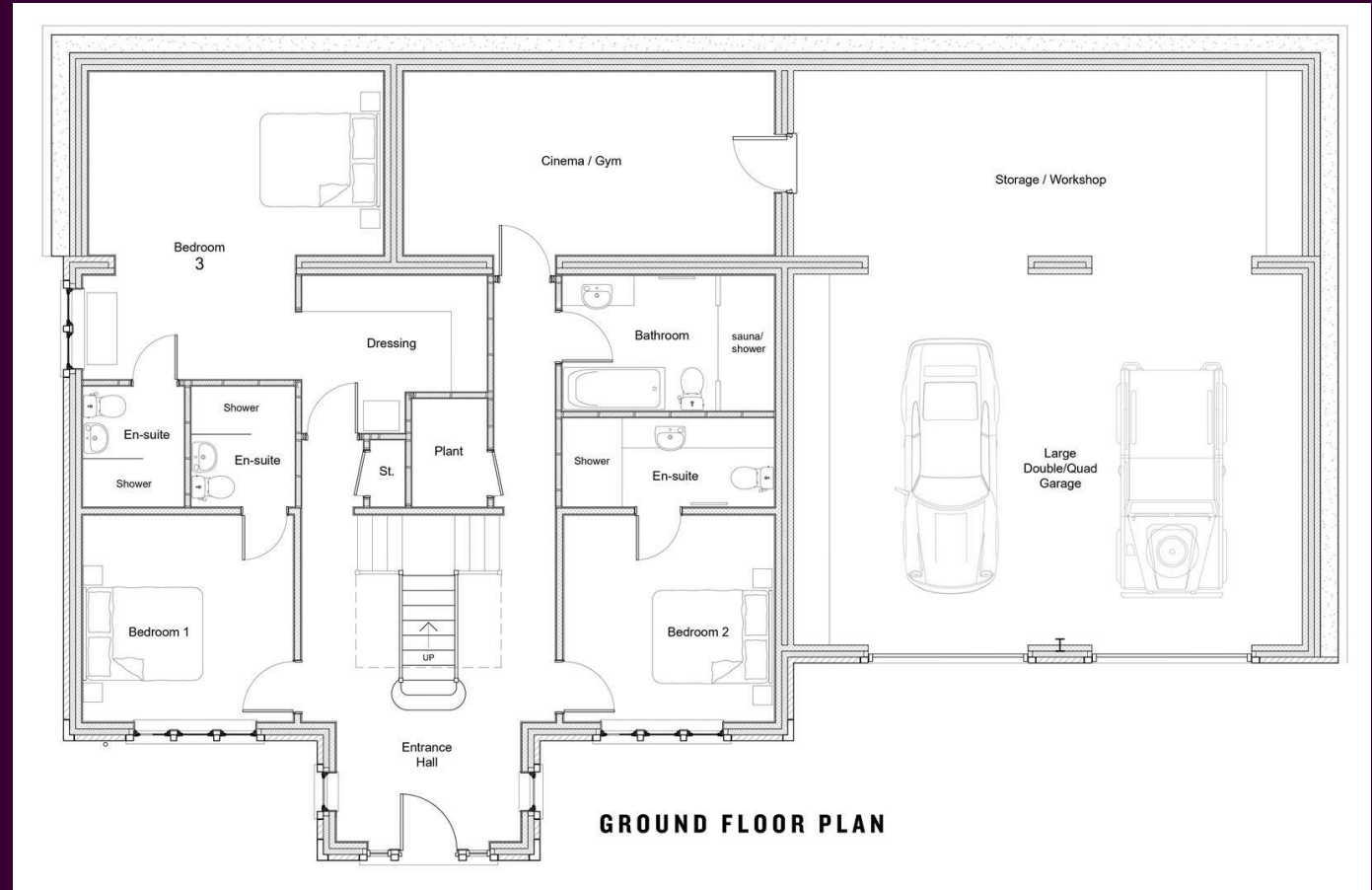
WILKINS VARDY

A Stunning Property...

A STATEMENT 5 BED, 6 BATH NEW BUILD EXECUTIVE HOME IN A SOUGHT AFTER 0.3 ACRE SECLUDED POSITION & FOUR CAR GARAGE

Nestled in the serene surroundings of Hockley Lane, this stunning new build executive home built from natural Derbyshire gritstone is a true gem waiting to be discovered. This detached property boasts almost 5,000 square feet of space incorporating a modern design that is sure to impress even the most discerning buyer. As you step inside, you are greeted by an entrance hall with feature central staircase. Four spacious reception rooms offer ample space for entertaining guests. The accommodation spans three storeys, providing a sense of grandeur and luxury throughout. With five generously sized bedrooms and six state-of-the-art bathrooms, this home offers the perfect blend of comfort and style. Each room is thoughtfully designed to create a harmonious living space that is both functional and elegant.

Sitting within this most sought after part of Hockley Lane and near to a local wildlife site, the property sits on a fantastic secluded tree-lined plot offering privacy and tranquillity. Parking will never be an issue with plenty of space and a large four car garage with additional storage at the rear. If you are looking for a modern home that exudes sophistication and charm, then look no further.



General

Sealed unit double glazed windows and doors
Gross internal floor area - 4790 sqft (including garage)
Council Tax Band - TBC
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

Completion anticipated Late 2024/early 2025

Reservation Process: A £1,000 reservation fee will need to be made, which will reserve this plot.

Buyers must be in a proceedable position to reserve and the developer reserves the right to refuse a reservation in some circumstances.

Specification & Choices: Depending on the time of reservation, a range of choices will be available to the buyer. These will include kitchen choices as well as tiling and floor finishes.

On the Lower Ground Floor: A composite front entrance door opens into a ...

Spacious Entrance Hall: With central staircase rising to the First Floor accommodation.

Bedroom One: A good sized front facing double bedroom. A door leads through into the ...

En Suite Shower Room: Fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin and a low flush WC

Bedroom Two: A good sized front facing double bedroom. An opening leads through into a ...

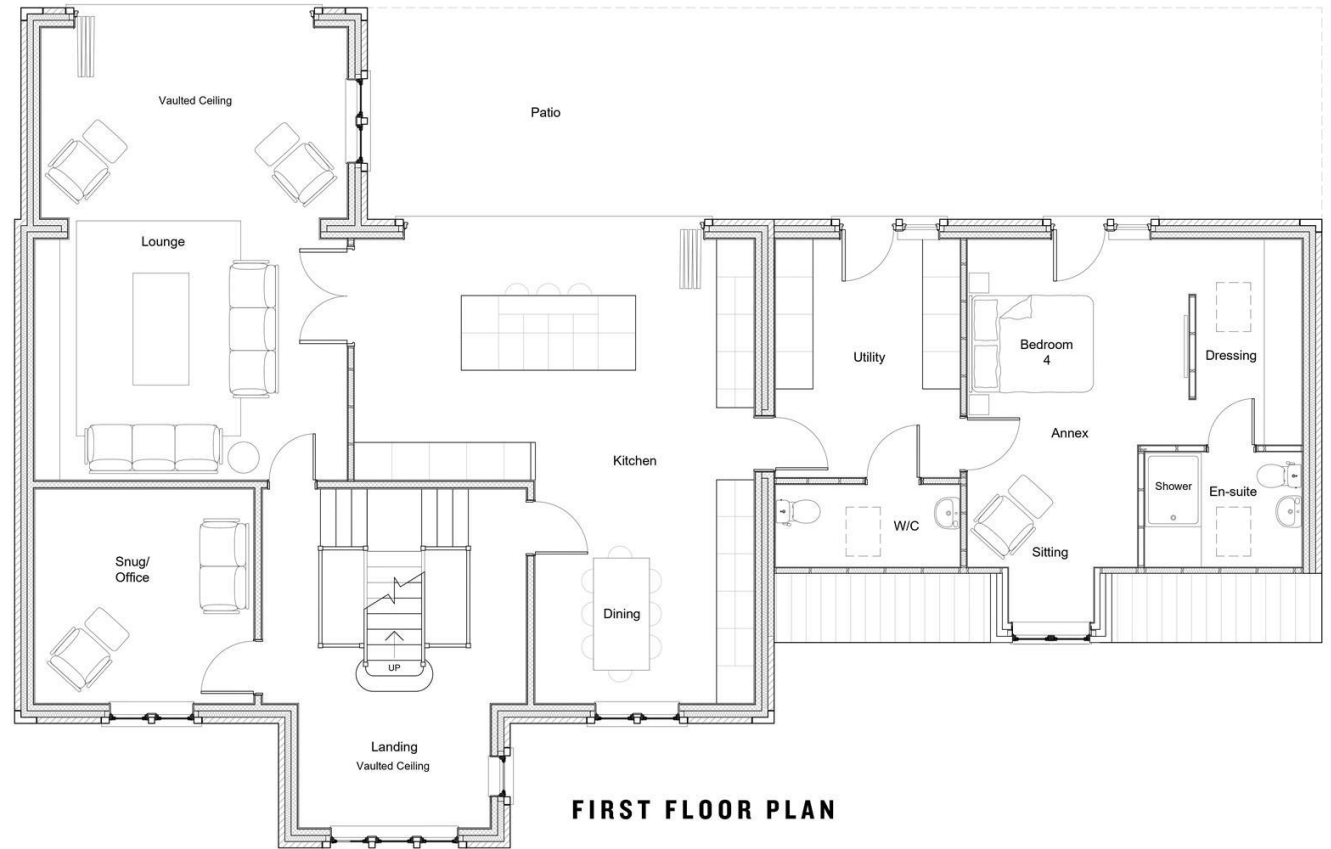
En Suite Shower Room: Fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin and a low flush WC.

Plant Room: A useful built-in under stair store.

Bedroom Three: A spacious side facing double bedroom having a door giving access into an en suite shower room, and access into a ...

Dressing Room:

En Suite Shower Room: Fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin and a low flush WC.



FIRST FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION

Bathroom: Fitted with a white 4-piece suite comprising a walk-in shower enclosure with mixer shower, panelled bath, wash hand basin with vanity unit below, and a low flush WC.

Cinema/Gym: A versatile and good sized room. A door gives access into the Store/Workshop.

Four Car Garage: A superb garage capable of storing four cars with additional storage space.

On the Upper Ground Floor

Spacious Landing: With an impressive central staircase and vaulted ceiling.

Snug/Office: A good sized front facing room, ideal as a home office or study.

Open Plan Lounge/Sitting Room: A spacious dual aspect reception room with a vaulted ceiling and bi-fold doors overlooking and opening onto the rear garden. Internal double doors open to give access into the ...

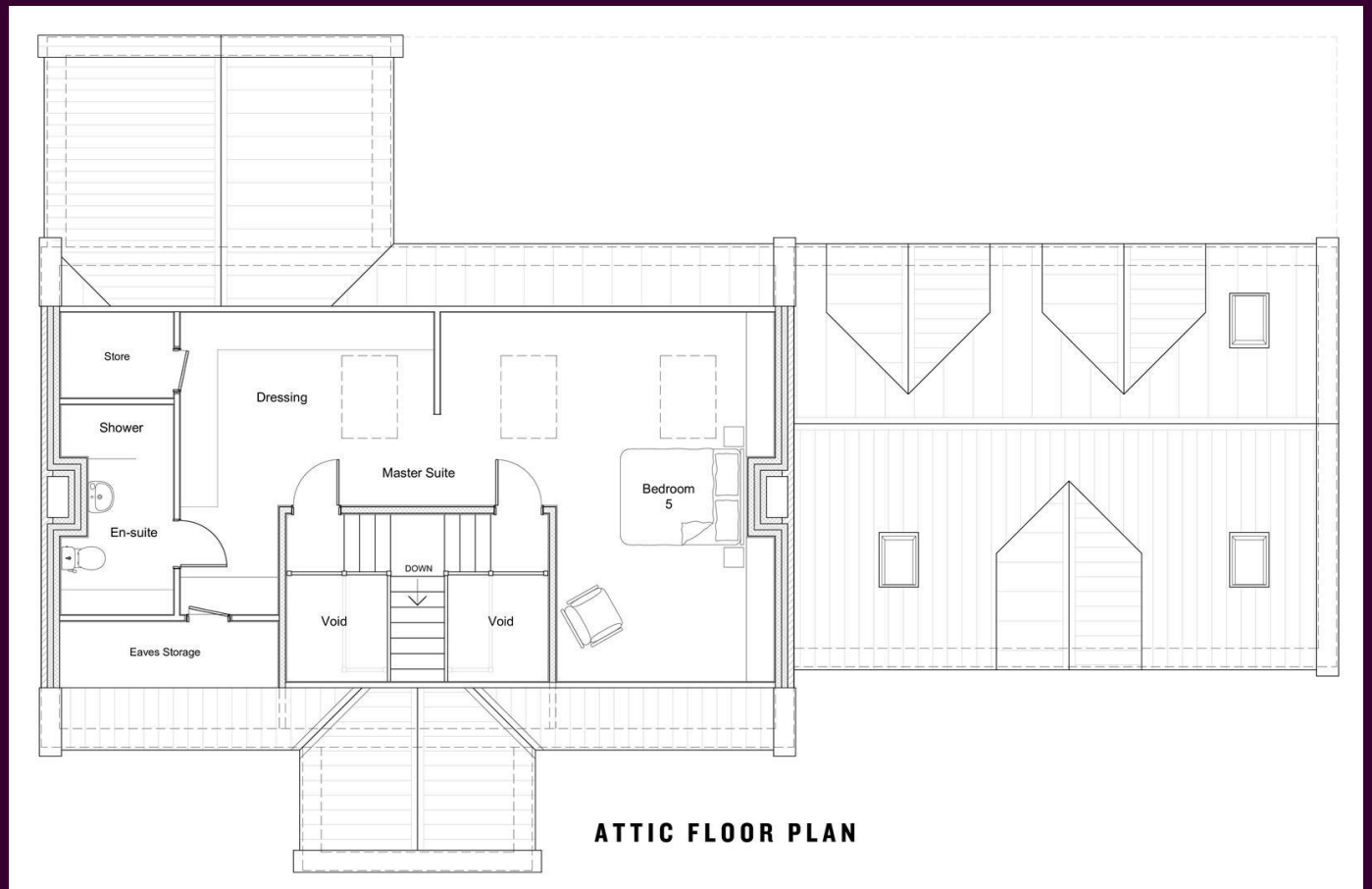
'L' Shaped Open Plan Kitchen/Dining Room: Being fitted with a contemporary range of wall, drawer and base units with complementary work surfaces over, including a centre island unit. Inset sink with mixer tap. Integrated appliances to include double oven, dishwasher, microwave, full height fridge and freezer and induction hob with extractor above. A second set of bi-fold doors overlook and open onto the rear garden.

Utility Room: Fitted with a range of matching wall and base units with complementary work surfaces over. Integrated washing machine and dryer included. Doors from here give access into a Cloaks/WC and into Bedroom 4. A door gives access onto the rear of the property.

Cloaks/WC: Fitted with a white 2-piece suite comprising a wash hand basin and a low flush WC.

Bedroom Four: A spacious dual aspect double bedroom which has the potential to be a self contained annexe. Having a door giving access onto the rear of the property, and a further door opening into the ...

En Suite Shower Room: Fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin and a low flush WC.



On the First Floor

Master Bedroom Suite: A real retreat including....

Master Bedroom: A spacious double bedroom. An opening leads through to a ...

Dressing Room: Having a door giving access to a ...

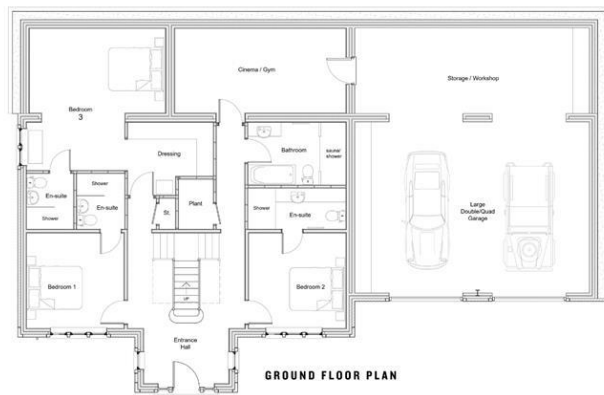
En Suite Shower Room: Fitted with a white 4-piece suite comprising a walk-in shower enclosure with mixer shower, 'his' and 'her' wash hand basins and a low flush WC.

Outside: The old part of Hockley Lane will be upgraded by the developer prior to completion to allow smoother access than is currently found.

To the front of the property there is a landscaped garden and a large drive providing off street parking, leading to the Attached FOUR car garage.

Steps to the side of the property lead up to the landscaped rear garden surrounded by trees giving a real feeling of privacy.





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 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 Consultant.