



Plot 51, 'The Thornham' Sherwood Fields,  
Bolsover, S44 6DW

£400,000

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WILKINS VARDY

# £400,000

LAST DETACHED HOUSE ON THIS HIGHLY POPULAR SECOND PHASE - UNRIVALLED SPECIFICATION WITH NO NEED FOR EXTRAS & UPGRADES - 'A' RATED ENERGY EFFICIENCY WITH SOLAR PANELS AND ELECTRIC CAR CHARGING INCLUDED

This detached new build family home, offers a perfect blend of modern design and functionality. Step inside to discover a spacious layout with a generous bay fronted living room, 4 good sized bedrooms and 2 bathrooms, providing ample space for comfortable living. The property also boasts a fantastic open plan 'L' shaped family kitchen with bi-fold doors, creating a seamless transition between indoor and outdoor living spaces.

Being the last remaining detached house on this popular second phase, you'll enjoy a sense of exclusivity and privacy in this sought-after neighbourhood. What sets this property apart is its unrivalled standard specification, eliminating the need for extras and upgrades. Also, embrace sustainable living with an 'A' rated energy efficient home, complete with solar panels and electric car charging facilities - a true investment in the future.

- Last Remaining High Specification New Build House on the Development
- Porcelanosa Tiling and Carpets Throughout
- Four Good Sized Bedrooms
- Landscaped Gardens
- Another Quality Stancliffe Homes Site
- 'A' Rated Energy Efficiency with EV Charging Point & Solar Panels
- Designer Kitchen with Built-in Bosch Appliances & Bi-Fold Doors
- Garage & Block Paved Drive
- 10 Year Build Warranty
- The Last Detached House on the Development - Reserve To Avoid Disappointment

## General

Gas Central Heating  
uPVC Double Glazing  
Solar Panels  
EPC - 'A' Rating  
10 Year New Build Guarantee  
Gross Internal Floor Area - 1605 sq. ft.  
Council Tax Band - TBC  
Tenure - Freehold  
Reservation Fee - £500

The images featured on this brochure are indicative and finishes may vary across the development.

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## Specification

Items installed as standard on this house type include:  
Block paved drive, 'Ring' doorbell, bi-folding doors, outside tap, electric vehicle changing point, high quality carpets and floor tiling, burglar alarm, CAT 6 internet connection, integrated dishwasher and fridge/freezer and more.....

## Images

The computer generated images are for illustrative purposes only. The photographs are of another Stancliffe Homes plot, and may not be of the exact same house type as advertised. Choices shown may also vary from those available at the time of reservation.

## On the Ground Floor

### Entrance Hall

Having a built-in storage cupboard and a staircase rising to the First Floor accommodation.

### Living Room

18'2 x 10'9 (5.54m x 3.28m)

A generous reception room with bay window overlooking the front garden.

### Open Plan Kitchen/Dining/Family Room

22'6 x 13'6 & 10'9 x 9'0 (6.86m x 4.11m & 3.28m x 2.74m)

To be fitted with a designer kitchen with a wide range of unit styles and colours available.

Laminate worktops with associated edging and upstand.

Inset 1½ bowl stainless steel sink and drainer with mixer tap.

Integrated appliances to include a dishwasher, fridge/freezer, microwave oven, fan oven and 4 burner induction hob with down draught extractor fan.

Fully tiled kitchen floor and downlighters

Designated family/dining area.

A door gives access into the integral garage.

Bi-fold doors open onto the rear garden.

## Utility Room

7'2 x 6'2 (2.18m x 1.88m)

To be fitted with designer units with washer and dryer space.

Laminate worktop with associated edging and upstand.

Fully tiled floor.

A door from here gives access onto the rear of the property.

## Guest WC

6'2 x 3'7 (1.88m x 1.09m)

To be fitted with high quality white sanitaryware including a wash hand basin and a low flush WC.

## On the First Floor

### Landing

### Master Bedroom

17'6 x 13'4 (5.33m x 4.06m)

A generous double bedroom with bay window. A door gives access into the ...

### En Suite Shower Room

6'5 x 5'9 (1.96m x 1.75m)

To be fitted with high quality white sanitaryware and shower enclosure.

Range of stylish part tiling with a selection of colours and textures.

Fully tiled shower room floor.

Heated towel rail.

Downlighters and shaver socket.

### Bedroom Two

15'1 x 11'6 (4.60m x 3.51m)

A generous front facing double bedroom.

### Bedroom Three

10'6 x 8'11 (3.20m x 2.72m)

A good sized rear facing single bedroom.

### Bedroom Four

14'2 x 10'2 (4.32m x 3.10m)

A good sized rear facing double bedroom.

### Family Bathroom

8'10 x 7'6 (2.69m x 2.29m)

To be fitted with high quality sanitaryware including bath, wash basin and low flush WC.

Range of stylish full height tiling in a range of colours and textures.

Fully tiled bathroom floor.

Heated towel rail.

Downlighters and shaver socket.

## Outside

A block paved drive provides off street parking and gives access to an integral single garage.

Landscaped gardens to front and rear including lawns, planting and patio area.

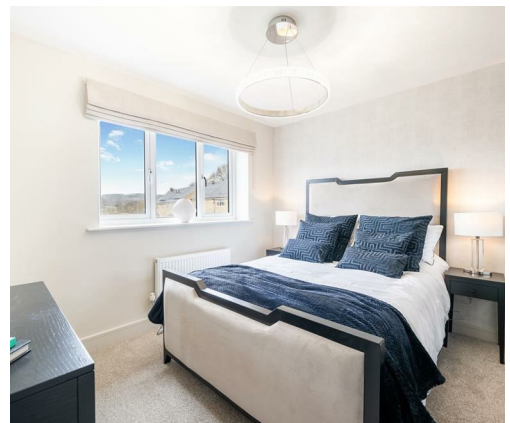




**WOOD FIELDS**  
T JANE, BOLSOVER, S44 6DW



- THE HENLEY  
TWO BEDROOM HOME
- HE ASHTON  
185 BEDROOM BUNGALOW
- HE CAMBRIDGE  
185 BEDROOM BUNGALOW
- HE WINDSOR  
185 BEDROOM BUNGALOW
- HE WOBURN  
185 BEDROOM BUNGALOW
- HE BURFORD  
185 BEDROOM HOUSE
- HE HARWOOD  
185 BEDROOM HOUSE
- HE THORNHAM  
204 BEDROOM HOUSE
- HE TENBY  
204 BEDROOM HOUSE
- HE OXFORD  
204 BEDROOM HOUSE
- HE ARLINGTON  
204 BEDROOM HOUSE
- HE PEMBROKE  
204 BEDROOM HOUSE





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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RICS



## 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 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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