



Plot 10 Copper Beeches, Ankerbold Road,  
Old Tupton, S42 6BX

£625,000

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WILKINS VARDY

# £625,000

\*\*\* PART EXCHANGE AVAILABLE OR STAMP DUTY PAID EQUIVALENT TO £18,750 \*\*\*

\*\*\* STUNNING ARCHITECT DESIGNED 4 BED, 3 BATH NEW BUILD FAMILY HOME WITH DOUBLE GARAGE \*\*\*

Plot 10 is a truly unique property with many superb architect designed features making this an exceptional statement new build. The property has a curved facade and boasts two staircases, one of which runs from the stunning double height open plan family kitchen/lounge/diner with vaulted ceilings to a fantastic master suite. With three further bedrooms, a total of three bathrooms and a second superb lounge, as well as a superb plot and double garage, this property is a rare find.

Situated just off Ankerbold Road, the property is conveniently positioned with good transport networks into Tupton and North Wingfield, and ideally positioned for links into the Town Centre and towards the M1 Motorway.

- Architect Designed Statement New Build with Curved Facade
- PART EXCHANGE OR OTHER INCENTIVES AVAILABLE
- Generous Dual Aspect Lounge with Bi-Fold Doors
- Superb Fitted & Integrated Kitchen
- Stunning Double Height Spacious Living/Dining Room with Bi-Fold Doors
- Four Good Sized Bedrooms
- Master Suite with Dressing Room & En Suite Shower Room
- En Suite to Bedroom Two & Family Bathroom
- Double Garage & Enclosed Rear Garden with Patio
- Convenient & Desirable Development

## General

Gas central heating  
uPVC sealed unit double glazed windows  
Security alarm system  
Under floor heating to ground floor accommodation  
Gross internal floor area -  
Council Tax Band - TBC  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## Images

The computer generated image of the front of the property is used for illustrative purposes only, and some finishes may change during construction.

The internal photographs are taken from other completed plots on the development and therefore layouts will be different on the plot being advertised. Again, these images are intended for illustrative purposes only.

## Part Exchange Or Stamp Duty Paid

One of two offers (not both) will be available for an asking price offer subject to terms and conditions.

Part exchange will 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 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.

If you are not using part exchange, then the developer is willing to pay the standard rate stamp duty on an asking price offer, equivalent to £18,750. Again conditions apply and the developer refuses the right to offer this incentive in all instances.

## On the Ground Floor

A composite front entrance door opens into an ...

### Entrance Hall

Having a tiled floor with under floor heating, and downlighting.

A staircase rises to the First Floor accommodation.

### Cloaks/WC

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

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

Tiled floor with under floor heating, and downlighting.

### Lounge

21'5 x 10'9 (6.53m x 3.28m)

A spacious dual aspect reception room having bi-fold doors overlooking and opening onto the rear of the property.

### Kitchen

21'5 x 11'3 (6.53m x 3.43m)

A dual aspect room fitted with a range of wall, drawer and base units with complementary quartz work surfaces and upstands.

Inset sink with mixer tap.

Integrated appliances to include a dishwasher, fridge, freezer, two Neff ovens and a Neff 5-ring induction hob with extractor over.

Tiled floor with under floor heating, and downlighting.

A door gives access into a utility room, and an opening leads through into the living/dining room.

### Utility Room

7'4 x 5'9 (2.24m x 1.75m)

Fitted with a range of base units with complementary quartz work surfaces and upstands.

Inset sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer. Tiled floor with under floor heating, and downlighting.

### Living/Dining Room

19'0 x 17'5 (5.79m x 5.31m)

A spacious dual aspect reception room having three windows overlooking the front of the property and bi-fold doors opening onto the rear of the property.

A staircase rises to the First Floor accommodation.

## On the First Floor

### Landing

### Master Bedroom Suite

#### Bedroom

11'4 x 10'10 (3.45m x 3.30m)

A spacious front facing double bedroom. A door gives access into a ...

#### Dressing Room

10'10 x 3'10 (3.30m x 1.17m)

Having downlighting. An opening leads through into the ...

#### En Suite Shower Room

7'6 x 5'5 (2.29m x 1.65m)

Being part tiled and fitted with a white 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi pedestal wash hand basin, and a concealed cistern WC.

Tiled floor and downlighting.

#### Bedroom Two

20'0 x 17'10 (6.10m x 5.44m)

Accessed via a staircase from the Living/Dining room, a generous double bedroom with two windows overlooking the front of the property.

A door gives access to an ...

#### En Suite Shower Room

7'0 x 6'1 (2.13m x 1.85m)

Being part tiled and fitted with a white 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi pedestal wash hand basin, and a concealed cistern WC.

Tiled floor and downlighting.

#### Bedroom Three

17'7 x 10'7 (5.36m x 3.23m)

A spacious double bedroom with two windows overlooking the front of the property.

#### Bedroom Four

10'5 x 7'9 (3.18m x 2.36m)

A good sized rear facing single bedroom.

#### Family Bathroom

7'9 x 4'6 (2.36m x 1.37m)

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath, semi pedestal wash hand basin, and a concealed cistern WC.

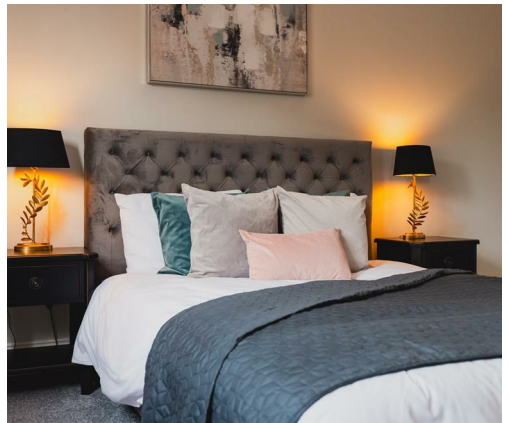
Tiled floor and downlighting.

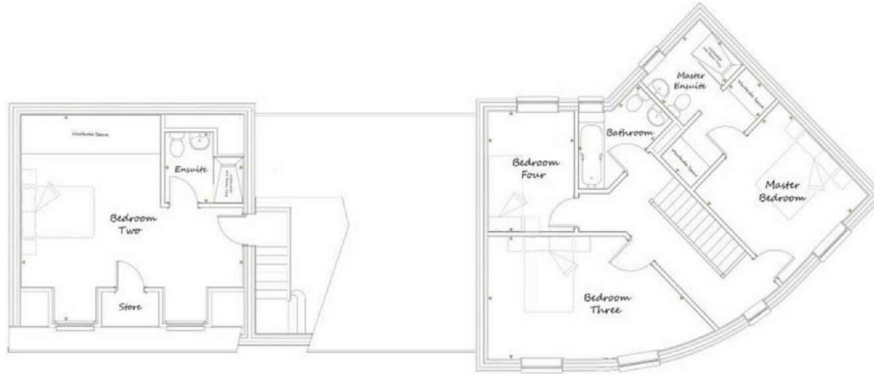
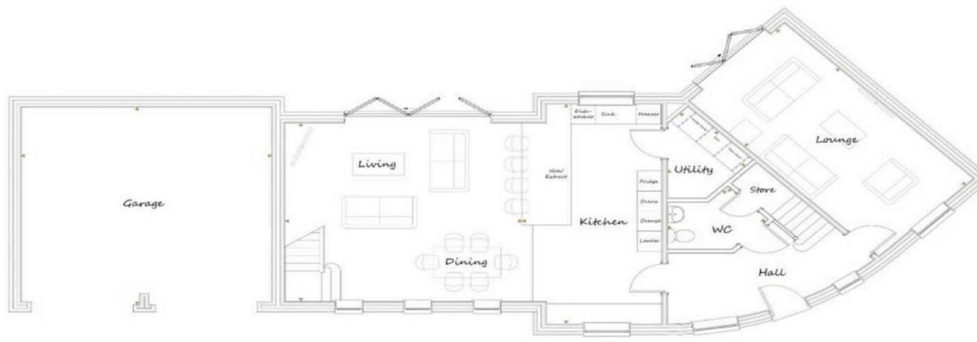
## Outside

To the front of the property there are landscaped gardens, with a central path leading up to the front entrance door.

A gravelled driveway leads to the Attached Double Garage (20'2 x 19'0) and off street parking.

The enclosed rear garden comprises a paved patio and lawn.





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

Relocation agent network

#### 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 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.



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