



Holmgate Road,  
Clay Cross S45 9QD

£360,000



WILKINS VARDY

# £360,000

\*\*\* OPEN WEEKEND SATURDAY 10TH AND SUNDAY 11TH MAY 11AM UNTIL 1PM \*\*\*

LAST TWO REMAINING PLOTS - SINGLE DETACHED GARAGE - EN-SUITE & 4 PIECE BATHROOM - ENERGY EFFICIENT WITH SOLAR PANELS - LARGE PLOT AT THE END OF THE CUL-DE-SAC

Plot 5 of this highly popular development of just five properties includes this superb detached bungalow offering a tranquil retreat for those seeking a modern lifestyle. Slightly larger than the other plots, this plot boasts a fantastic master bedroom with en-suite shower room, together with two further bedrooms and a 4 piece family bathroom.

This home is equipped with the latest amenities. The property's energy efficiency is a standout feature, with solar panels included on all plots, reflecting a commitment to sustainability. Upon stepping inside, you'll find all floor coverings included, along with integrated kitchens offering a seamless blend of style and functionality.

- \*\*\* OPEN WEEKEND SATURDAY 10TH AND SUNDAY 11TH MAY 11AM UNTIL 1PM \*\*\*
- Energy Efficient Construction Including Solar Panels
- Contemporary Four Piece Bathroom
- Floor Coverings Included
- Complete & Ready To Move Into
- Superb New Build Detached Bungalow with Generous Plot & Detached Single Garage
- Three Good Sized Bedrooms, The Master Having En-Suite
- Open Plan Living Kitchen with Integrated Appliances
- Highly Regarded Village Location
- Last Two Plots Remaining

## General

Gas Central Heating  
uPVC Double Glazing  
Photovoltaic Solar Panels  
Floor Coverings Provided Throughout  
Architects Certificate New Build Warranty  
Gross Internal Floor Area - 83.46 m2 / 898 sq.ft.  
Secondary School Catchment Area - Tupton Hall School  
Council Tax Band - TBC  
Current Energy Band - TBC  
Reservation Fee - £500

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

We understand that the development will be subject to a service charge to cover maintenance of the private drive and green areas. Each plot will be given an equal share in the management company which will ultimately control the costs. It is anticipated that the initial service charge will commence at £250 per annum per plot.

## Reservations

A £500 deposit will need to be paid to the developer in order to reserve a plot. This £500 will be deductible from the purchase price. The developer reserves the right to decline a reservation if you are not in a proceedable buying position. The availability of choices and upgrades will be determined by the time of reservation. The nearer the property gets to practical completion, the fewer choices will be available.

## Images & Photographs

The computer generated images of the development are for illustrative purposes only. Designs and finishes may be subject to change during construction. The photographs used within this listing are from nearby locations to the development in Holmgate and Kenning Park.

## Entrance Hall

A composite door gives access to the hallway, with LVT flooring and two useful storage cupboards.

## Bedroom One

9'10" x 14'8" (3.003 x 4.490)  
A good sized front facing double bedroom with a door leading into the ...

## En-Suite Shower Room

10'8" x 3'3" (3.273m x 1m)  
Having LVT flooring and a white three piece suite comprising a shower cubicle with mixer shower, low flush WC and wash hand basin.

## Bedroom Two

8'5" x 13'2" (2.576m x 4.015m)  
A second good sized double bedroom with front facing window.

## Bedroom Three

10'8" x 7'1" (3.273m x 2.172m)  
A side facing single bedroom forming an ideal guest bedroom or office / dining room.

## Four Piece Bathroom

9'10" x 6'9" (3.003m x 2.072m)  
With LVT flooring and a white four piece suite comprising panelled bath, separate shower cubicle with mixer shower, low flush WC and wash hand basin.

## Open Plan Living Kitchen

24'11" x 16'6" (7.615m x 5.041m)  
A superb open plan space with kitchen fittings to one side and living / dining space to the other and LVT flooring throughout. The kitchen is fitted with a range a contemporary wall and base units with laminate work surfaces over and a stainless steel sink with mixer tap. Integrated appliances to include fridge/freezer, dishwasher, oven and hob with extractor above. There will be space and plumbing for a washing machine.

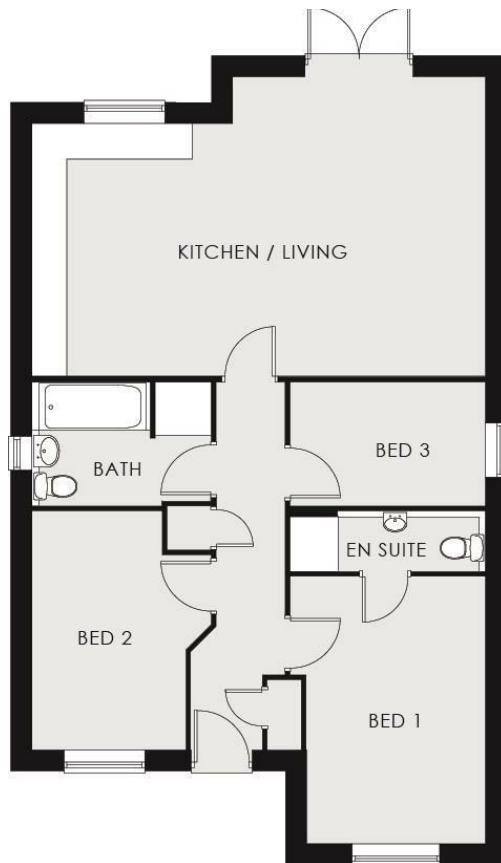
The living / dining area has glazed patio doors which open and look out onto the rear garden.

## Outside

Sitting at the end of the cul-de-sac, the property has a good sized front turfed garden and footpath leading to the front door. There is also a driveway to the side providing off street parking and leading to the detached brick built garage. To the rear, there is an enclosed garden with close panel fencing, turfed lawn and paved patio.







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		
England & Wales		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		
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, 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. Infinity Homes (Midlands) Ltd 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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