





Plot 1, Morton Paddock Brassington Lane, Old Tupton, S42 6LB

£799,995



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*** FINAL OPPORTUNITY - PART EXCHANGE NOW ON THE LAST REMAINING PLOT ***

THE TONBRIDGE - ONE OF THREE STUNNING EXECUTIVE NEW BUILD FAMILY HOMES. BUILT TO THE HIGHEST STANDARDS AND ENJOYING A STUNNING SEMI RURAL LOCATION - PART **EXCHANGE AVAILABLE**

The Tonbridge is a superb five bedroomed, three bathroomed family home extending to an impressive 2736 square feet of accommodation (excluding the double garage). The property enjoys a superb open plan family kitchen spanning the full width of the property, together with a separate lounge and study. With energy efficiency at its heart and a superb specification, Arncliffe Homes have yet again produced to the highest standard.

Situated just off Brassington Lane in this delightful semi rural location, each plot enjoys a generous plot, double garage and far reaching views.

- The Tonbridge Stunning Executive Style Detached Family Home
- Superb Open Plan Kitchen/Dining/Family
 - Room with Separate Utility Room off
- Two Fantastic En Suites & Family Bathroom

· Ground Floor Cloaks/WC

• *** FINAL OPPORTUNITY - PART EXCHANGE

NOW ON THE LAST REMAINING PLOT ***

- · Five Good Sized Double Bedrooms, the Master Having a Walk in Wardrobes
- Integral Double Garage & Driveway Parking · Generous Plot with Turfed Front & Rear
- 10 Year NHBC Buildmark Warranty
- Gardens EPC - TBC

Gas central heating (Vaillant Air Source Heat Pump)

Triple glazed windows and doors (unless otherwise stated)

Hydronic underfloor heating system to the ground floor accommodation

Intruder alarm with sensors to ground floor

10 Year NHBC Buildmark Warranty - Consumer Code for Home Builders

Gross internal floor area - 2736 sq.ft. (excluidng Garage)

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

Specification

External Specification

Triple glazed windows and French doors (where applicable). Triple glazed aluminium bi-fold doors in white finish. Dedicated "Mode 3" electric vehicle charging point. External tap to side or rear. Electrically operated and insulated sectional garage doors in black.

Internal Specification

Internal doors in vertical panel style with oak finish and polished chrome handles. Ceramic tiling from range provided: full height tiling in shower enclosures and half height on all other bathroom/en-suite walls. Chrome LED downlights to kitchen, family room, utility, WC, bathroom and wardrobe areas. Double satellite cable wiring from lounge to dish position at eaves. Fibre optic cable to each property. Intruder alarm with sensors to ground floor. Heating and hot water provided by highly efficient Vaillant Air Source Heat Pump. Hydronic underflo heating system to the ground floor and radiators to first floor rooms. Choice of kitchen and utility room unit finishes from the range provided, including high gloss handleless range. Quartz worktops and upstands. Kitchen appliances: integrated single oven, combination microwave oven, extractor hood, dishwasher, full height fridge and full height freezer manufactured by Bosch / AEG or similar, Sanitaryware from the Ideal Standard "Connect Air" range. Shower enclosures by Ideal Standard. Aqualisa "Mian DCV" shower heads / controls with concealed

Images & Choices

The images of the property are computer generated, and whilst every effort has been made to show accurate elevations, some finishes could change

The kitchen images are also intended to be used for illustrative purposes only.

Depending on the time of reservation, there will be a choice of fixtures and fittings within an agreed range Further advice can be provided upon request.

Plan your move with certainty by taking advantage of The Arncliffe Part Exchange Scheme! Avoid the hassle of finding a buyer for your house, the inconvenience of showing people around, dealing with time-wasters and waiting for property chains to complete. You will also have no estate agency fees to pay. We will arrange to have your house professionally valued and make you a firm part exchange offer based on that valuation. As an added bonus, if we are able to re-sell your house for more than our part exchange offer, we promise to pay you 50% of the excess! What could be fairer than that?

If part exchange isn't appropriate, there is also a sales assistance package on selected plots which can be discussed on an individual basis.

A PAS 24 rated regency style door in black with chrome hardware opens into a ...

Having a built-in under stair store cupboard. A staircase with oak spindles and handrail rises to the First Floor accommodation.

17'5 x 11'10 (5.31m x 3.61m)

A spacious dual aspect reception room with bay window overlooking the front of the property

11'1 x 8'1 (3.38m x 2.46m)

A versatile front facing reception room.

To be fitted with an Ideal Standard white 2-piece suite from the comprising of a back to wall low flush WC and

Tiled floor and chrome LED downlighting

Open Plan Family/Dining/Breakfast Kitchen

18'6 x 13'2 (5.64m x 4.01m)

A spacious dual aspect room with chrome LED downlighting, and having uPVC triple glazed French doors overlooking and opening onto the rear of the property.

A door from here gives access into a utility room.

Kitchen/Dining Area

28'2 x 15'1 (8.59m x 4.60m)

To be fitted with a range of wall, drawer and base units with complementary quartz worktops and upstands, including a centre island unit.

Inset sink with mixer tap.

Integrated appliances to include: full height fridge and freezer, dishwasher, combination microwave oven, single oven and 5-ring hob with extractor hood over.

Chrome LED downlighting and pendant lighting

A composite half glazed door, and triple glazed aluminium bi-fold doors in white finish overlook and open to the rear garden.

Utility Room

13'7 x 6'0 (4.14m x 1.83m)

To be fitted with a range of wall and base units with complementary quartz worktops and upstands. Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer. Chrome LED downlighting

A composite half glazed door gives access onto the side of the property.

On the First Floor

Having a built-in cupboard, and a further built-in store cupboard.

Master Bedroom Suite

16'7 x 11'0 (5.05m x 3.35m)

A spacious dual aspect double bedroom, having a door giving access to an en suite shower room, and a wardrobe/dressing area

Dressing Room/Wardrobe Area

11'5 x 6'0 (3.48m x 1.83m)

Having chrome LED downlighting.

En Suite Shower Room

11'3 x 8'3 (3.43m x 2.51m)

To be part tiled and fitted with an Ideal Standard white 4-piece suite including a panelled bath, walk-in shower enclosure with Aqualisa mixer shower, semi pedestal wash hand basin and back to wall low flush WC Stelrad 'Caliente' heated towel rail in white.

Tiled floor and chrome LED downlighting

Bedroom Two

11'10 x 10'7 (3.61m x 3.23m)

A good sized front facing double bedroom, having a door giving access into an \dots

En Suite Shower Room

10'10 x 4'9 (3.30m x 1.45m)

To be part tiled and fitted with an Ideal Standard white 3-piece suite including a walk-in shower enclosure with Aqualisa mixer shower, semi pedestal wash hand basin and back to wall low flush WC. Stelrad 'Caliente' heated towel rail in white.

Tiled floor and chrome LED downlighting.

Bedroom Three

12'0 x 10'4 (3.66m x 3.15m)

A good sized rear facing double bedroom

18'8 x 8'10 (5.69m x 2.69m) A good sized rear facing double bedroom

Bedroom Five

14'9 x 8'8 (4.50m x 2.64m)

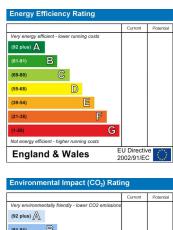
A good sized rear facing double bedroom

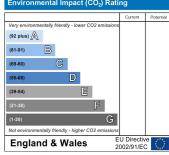
11'2 x 7'0 (3.40m x 2.13m)

To be part tiled and fitted with an Ideal Standard white 4-piece suite including a panelled bath, walk-in shower









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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.

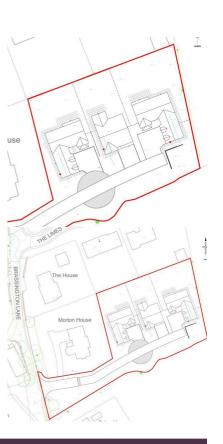
The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Arncliffe Homes reserve the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers 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.

SCHOOL CATCHMENT AREAS

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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