

Plot 6, 'The Cambridge' Kingswood Park, Wingerworth S42 6LW

£460,000



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PLOT 6 'THE CAMBRIDGE' - DETACHED 'A' RATED ENERGY EFFICIENT THREE BED NEW BUILD HOME WITH DOUBLE GARAGE, SOLAR PANELS & AIR SOURCE HEAT PUMP

The Cambridge is a delightful three bedroom home with thoughtfully designed high specification accommodation bringing modern living to a peaceful village setting. The stunning accommodation includes a good sized living room, designer kitchen with integrated appliances and utility room off, together with a family/dining room with bifold doors opening onto a rear patio. The property also boasts three good sized bedrooms and two designer bathrooms. Outside, there are landscaped gardens and a block paved driveway with EV charging point leading to an integral double garage.

Located in the heart of Wingerworth, Kingswood Park is an exclusive development of 17 new high quality 2 and 3 bedroom bungalows, being well placed for The Avenue Country Park and for routes into Clay Cross and Chesterfield

- HIGH SPECIFICATION 'A' RATED ENERGY
- DESIGNER KITCHEN WITH UTILITY ROOM OFF
- FEEICIENT NEW BUILD HOME
- DINING/FAMILY ROOM WITH BI-FOLD DOORS GOOD SIZED LIVING ROOM OPENING TO THE REAR GARDEN
- THREE BEDROOMS
- TWO DESIGNER BATHROOMS
- LANDSCAPED GARDENS, INTEGRAL DOUBLE SOLAR PANELS AND AIR SOURCE HEAT PUMP GARAGE & BLOCK PAVED DRIVE
 - AS STANDARD
- 10 YEAR BUILD WARRANTY
- ANOTHER QUALITY STANCLIFFE HOMES SITE

Air source heat pump uPVC double glazed windows and doors

Under floor heating

Heat/smoke detectors

Solar panels

Intruder and security alarm system

Cat 6 internet connection

Gross internal floor area - 1200 Sq.Ft.

Council Tax Band - TBC

Tenure - Freehold

Anticipated Completion Date: May/June 2026

Over 55 Age Restriction

This development will only be available to people over the age of 55. This will also be the case for any future onward sales.

More details available upon request.

A composite front entrance door with Ring doorbell opens into a ...

'L' Shaped Entrance Hall

Having two built-in storage cupboards.

Bedroom Three

8'9 x 8'7 (2 67m x 2 62m)

A good sized single bedroom with side facing window.

Living Room

15'5 x 11'10 (4.70m x 3.61m)

A spacious front facing reception room.

Family Bathroom

8'9 x 7'4 (2.67m x 2.24m)

To have a range of stylish tiling with a selection of colours and textures, including a feature wall.

To be fitted with a quality white 4-piece suite comprising of a walk-in shower enclosure, panelled bath, semi pedestal wash hand basin and a low flush WC.

Heated towel rail.

Shaver socket.

Tiled floor and downlighting.

Master Bedroom

11'9 x 11'8 (3.58m x 3.56m)

A good sized rear facing double bedroom. A door gives access into a ...

En Suite Shower Room

7'7 x 5'8 (2.31m x 1.73m)

To have a range of stylish tiling with a selection of colours and textures,

including a feature wall.

To be fitted with a quality white 3-piece suite comprising of a walk-in shower enclosure, wash hand basin and a low flush WC.

Heated towel rail.

Shaver socket.

Tiled floor and downlighting.

Bedroom Two

11'10 x 10'1 (3.61m x 3.07m)

A good sized rear facing double bedroom.

11'8 x 10'6 (3.56m x 3.20m)

To be fitted with a designer kitchen with a wide range of unit styles and colours available., and having laminate worktops and upstands. Inset 1½ bowl single drainer stainless steel sink with mixer tap. Integrated appliances to include a dishwasher, fridge/freezer, stainless steel microwave combi oven, stainless steel electric oven and 4 burner

Tiled floor, downlighting and extractor fan.

Utility Room

induction hob.

9'0 x 5'5 (2.74m x 1.65m)

To be fitted with designer units with laminate worktops and upstands. Inset single drainer stainless steel sink with mixer tap.

Space for a washing machine and tumble dryer.

Tiled floor.

Doors from here give access into the garage and onto the side of the property.

Family/Dining Room

15'3 x 11'4 (4.65m x 3.45m)

A spacious reception area with bi-fold doors overlooking and opening onto the rear garden.

To the front of the property there will be a landscaped garden in accordance with the development plan.

A block paved driveway with electric vehicle charging point provides off street parking and leads to the Integral Double Garage having light and

The rear garden will be laid to lawn and have a paved patio area.

An outside tap and external lighting to the front and rear will also be provided.







HE ASHTON HREE BEDROOM BUNGALOW

HE WINDSOR HREE BEDROOM BUNGALOW

HE CAMBRIDGE HREE BEDROOM BUNGALOW

THE WOBURN
THREE BEDROOM BUNGALOW







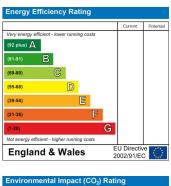


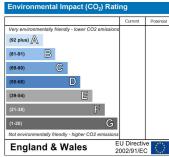












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VIEWINGS

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. 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.

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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