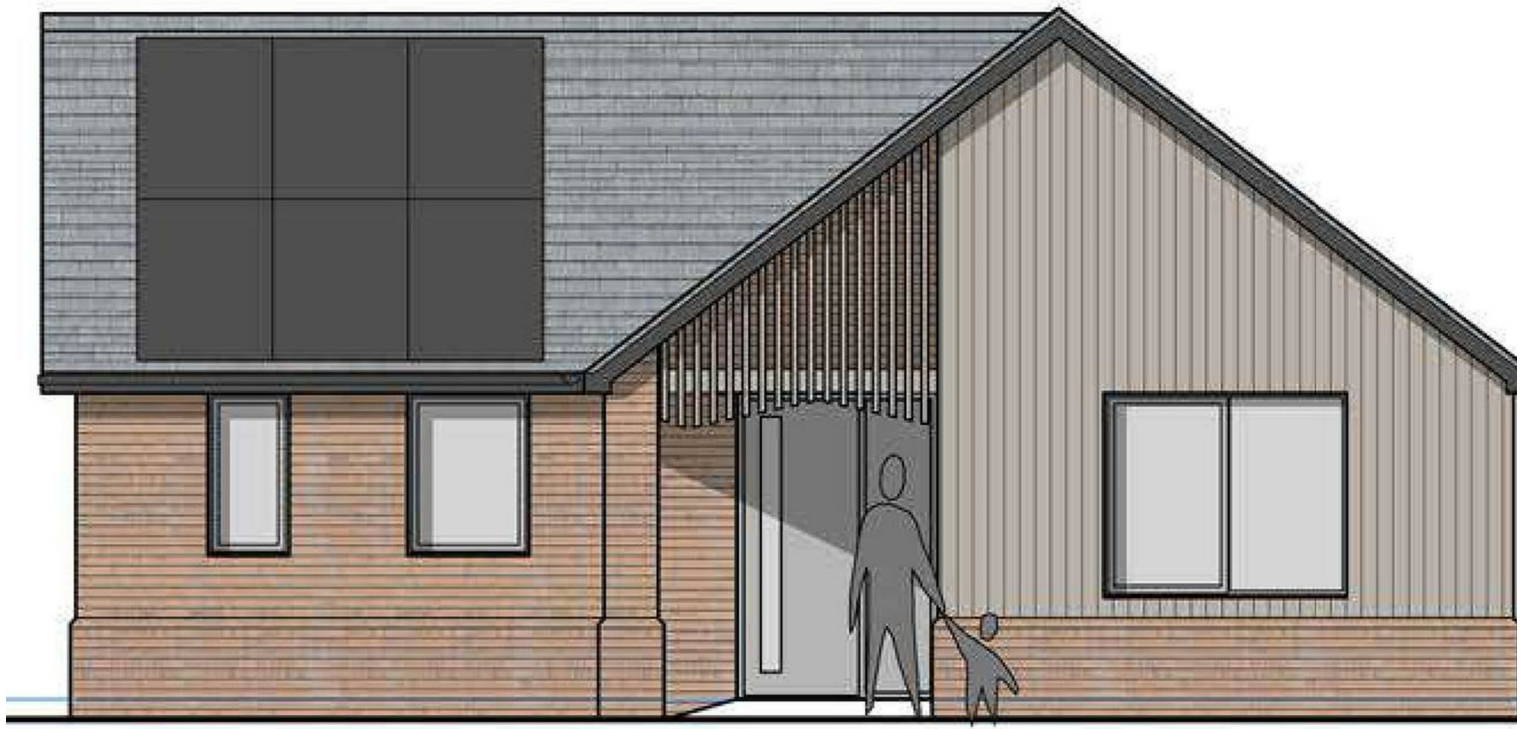




PLOT 3 - SOUTH ELEVATION



PLOT 3 - EAST ELEVATION



Plot 3 Station New Road,
Old Tupton, S42 6DF

£320,000

W
WILKINS VARDY

£320,000

PLOT 3 - NEW BUILD DETACHED BUNGALOW - ENERGY EFFICIENT WITH SOLAR FITTED - RESERVE FOR £500

One of two plots nestled just off Station New Road, Old Tupton, this exquisite new build bungalow boasts two well-proportioned bedrooms and two stylish bathrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement retreat. The master suite is a real haven, with dressing area and en-suite.

The bungalow is designed with energy efficiency in mind, ensuring that you can enjoy a warm and inviting home while keeping your energy costs low. The superb layout includes a spacious reception room that provides a welcoming atmosphere. The secluded position of the property enhances its appeal, offering a sense of privacy and tranquillity.

With the opportunity to reserve this stunning bungalow for just £500, now is the perfect time to secure your dream home in this desirable location.

- Plot 3 - NEW BUILD DETACHED BUNGALOW IN SECLUDED POSITION
- TWO GOOD SIZED DOUBLE BEDROOMS
- AN INVITING ENTRANCE HALL
- FULLY INTEGRATED KITCHEN WITH DISHWASHER, FRIDGE, FREEZER, OVEN AND HOB
- LANDSCAPED GARDENS
- RESERVE FOR JUST £500 - ENERGY EFFICIENT WITH SOLAR PANELS
- FAMILY BATHROOM AND STYLISH EN-SUITE SHOWER ROOM
- FANTASTIC OPEN PLAN LIVING KITCHEN WITH UTILITY ROOM OFF
- OFF STREET PARKING
- NEW BUILD WARRANTY

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Solar panels

Gross internal floor area - TBC sq. ft.

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

10 Year CML approved new build Warranty

Storm Porch

A front door opens into a ...

Entrance Hall

A pleasant entrance hall with storage space.

Bedroom Two

A good sized front facing double bedroom with Velux window.

Master Bedroom

A good sized rear facing double bedroom with Velux window and window overlooking the rear garden. An opening leads through into a dressing area and then...

En Suite Shower Room

Fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin and a low flush WC.

Family Bathroom

With a cloaks area and then a door into the fitted white 3-piece suite comprising of a panelled bath, wash hand basin and a low flush WC.

Utility Closet

With units and space for a washer and dryer. A door leads out to the side of the property.

Open Plan Kitchen/Dining/Living Room

A fantastic dual aspect room fitted with a range of contemporary wall, drawer and base units with complementary work surfaces over.

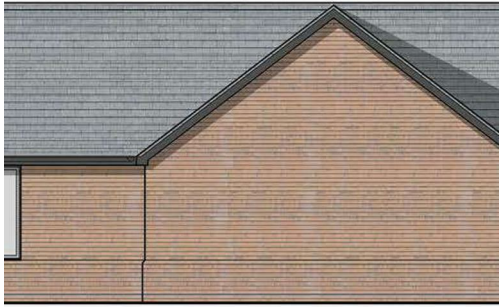
Inset single drainer sink with mixer tap.

Integrated appliances to include a dishwasher, fridge/freezer, electric oven and hob with extractor over.

Patio doors overlook and open onto the rear of the property.

Outside

There is a driveway providing off street parking to the front and an enclosed garden to the rear with patio, turfed lawn and fencing.



EAST ELEVATION



EAST ELEVATION



LOT 3 - NORTH ELEVATION



PLOT 3 FLOORPLAN

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

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

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RICS

Relocation
agent
network

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. The builders 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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