



The Haddon (Plots 18 & 20) Lime Tree Park,
Saltergate S40 1LE

£439,995

W
WILKINS VARDY

£439,995

*** BLACK FRIDAY OFFER - £10,000 OF UPGRADES INCLUDED IF RESERVED BEFORE 4PM ON MONDAY 26TH NOVEMBER ***

*** UPGRADED NEW BUILD EXECUTIVE 5 BED DETACHED FAMILY HOME IN TOWN CENTRE LOCATION ***

* The Haddon is a luxurious home, the ground floor features an impressive entrance hall, leading to a comfortable lounge, spacious open plan dining kitchen, utility room and separate study with two pairs of bi-folding doors leading onto a generous landscaped garden. Upstairs you'll find five bedrooms, the master with en suite. The impressive family bathroom features a bath and separate shower cubicle. Every detail has been designed

- 5 bed detached house
- Brookfield School Catchment
- Fantastic Kitchen / Family Room
- Landscaped Gardens
- NHBC Guarantee
- Town Centre Location
- High Specification
- Two Bathrooms
- Single Garage

HELP TO BUY
Help to Buy is a set of Government schemes designed to help you in the property market. Whether you're a first time buyer or looking to move up the property ladder, Help to Buy schemes are available on all our homes in England up to £600,000.

The Government-backed Help to Buy scheme is intended to make mortgage more readily available to hard working people like you and may help you qualify for some of the best mortgage rates around.

Internal Features
Upgraded High quality contemporary internal doors with a range of furniture
Upgraded brushed chrome switches and sockets throughout
Designated storage cupboard
High quality carpets and tiling to the floor throughout
Heat/Smoke detectors
Intruder and security alarm system throughout
Gas central heating with radiators throughout
TV aerial points to Lounge, Breakfast Room and some Bedrooms
Loft and exterior wall insulation
Loft hatch

External Features
Landscaped front garden in accordance with development plan
Front GRP composite door with multi-point locking system
Doorbell
Front entrance light
White uPVC double glazed windows with locking system
Garage and block paved driveway
Power and light to Garages
Turf and patio area in rear garden
Designated waste storage area
Outside tap

On the Ground Floor

Entrance Hall
With staircase rising up to the First Floor accommodation.

Cloaks/WC
Range of stylish part tiling with a selection of colours and textures
Fully tiled WC floor
Stylish WC and wash hand basin
Contemporary chrome single lever brassware fittings

Living Room
14'4" x 11'2" (4.37m x 3.40m)

Study
7'8" x 7'2" (2.34m x 2.18m)
A versatile reception space.

Kitchen/Family/Dining Room
14'4 x 24'8 (max) 8'0 (min) (4.37m x 7.52m (max) 2.44m (min))
Fully fitted designer kitchen with quartz worktops and upstands

Upgrdade floor tiles throughout the kitchen
Designated family/dining area
Integrated Neff slide and hide oven
Integrated oven/microwave with warmer drawer
Induction hob
Extractor hood
Integrated fridge/freezer
Integrated dishwasher
1½ bowl stainless steel sink and drainer
Designer chrome mixer taps
Chrome low voltage downlighters in ceiling

Utility Room
3'2" x 7'4" (0.97m x 2.24m)
Fully fitted designer units with washer and dryer space
Fully tiled Utility Room floor
Quartz worktop with associated edging and upstand

On the First Floor

Landing

Bedroom One
11'8" x 12'8" (3.56m x 3.86m)
A superb double bedroom with fitted wardrobes.

En Suite Shower Room
Upgraded floor and wall tiles
High quality white sanitary and shower enclosure with low profile tray and glass door with chrome trim
Contemporary chrome single lever brassware fittings
Heated towel rail
Chrome downlighters
Shaver socket

Bedroom Two
9'0" x 11'5" (2.74m x 3.48m)

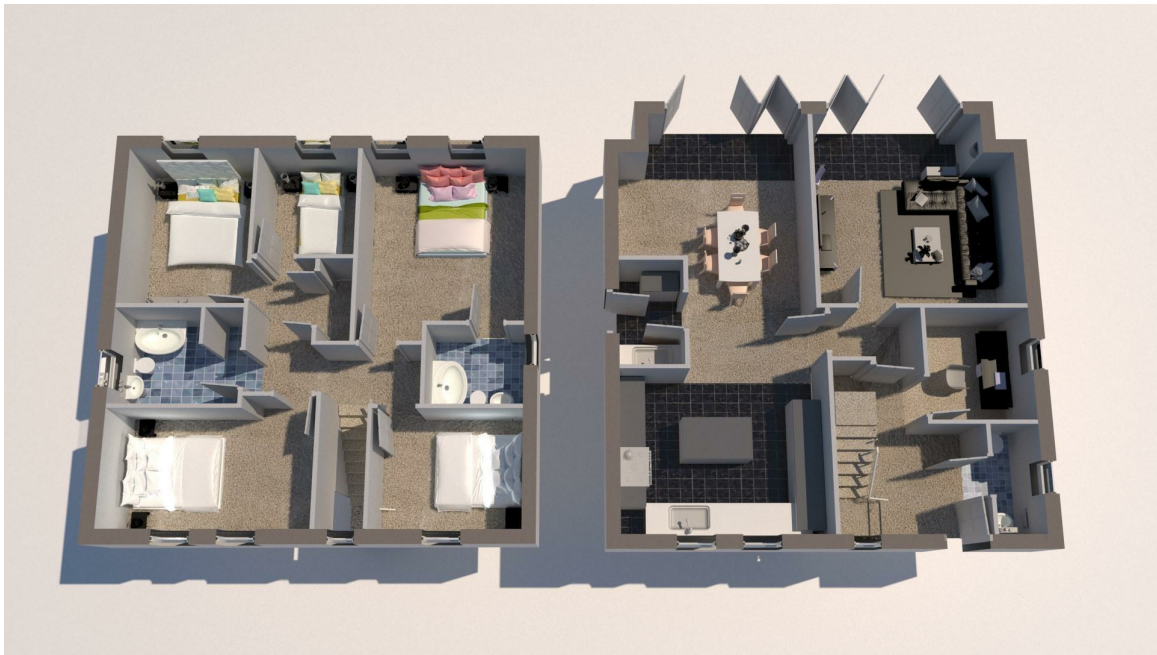
Bedroom Three
14'3" x 8'2" (4.34m x 2.49m)

Bedroom Four
10'3" x 8'2" (3.12m x 2.49m)

Bedroom Five
6'8" x 8'0" (2.03m x 2.44m)

Bathroom
Range of stylish full height tiling in a range of colours and textures - including a feature wall
Upgraded floor and wall tiles
High quality white sanitaryware - including bath, shower tray and semi-ped basin
Contemporary chrome single lever brassware fittings and mixer valves
Heated towel rail
Chrome downlighters
Shaver socket





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



VIEWINGS

School Catchment Areas

Whilst the property is understood to be in the Brookfield Academy Trust 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.

SCHOOL CATCHMENT AREAS

VIEWINGS: All viewings are to be arranged through the agent.

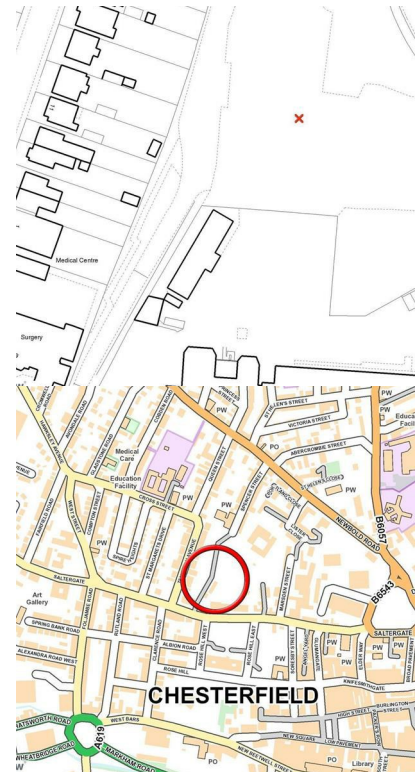
The Consumer Protection (Amendments) Regulations 2014

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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

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