



Plot 9, The Starthe Hands Road, Heanor, DE75 7HA

£560,000



LAST PLOT REMAINING UNDER CONSTRUCTION. An impressive sustainably built, 'A' rated brand new family residence, offering generously proportioned open plan living with quality finish and a choice of fittings WITH LABC 10 year warranty. Situated in an exclusive cul de sac location close to excellent local amenities. There is generous car parking, detached double garage and landscaped garden. Viewing is highly recommended. Completion Oct 2023



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Constructed by Kirk Hallam Building Company, a local family business established 1969. Over the years the company has gained a reputation for building good quality desirable homes in Amber Valley. The individual developments are small in scale and offer prestigious, executive style homes suited to a buyers needs and pocket.

The individually styled, quality home is net zero compliant, constructed in reconstituted stone and flush double glazed windows with stone sills and stylish composite entrance door opening into a generous reception hallway, lounge, home office, guest WC and a superb 33' open plan living dining kitchen fitted with bespoke choices, integrated appliance pack and a separate utility room. To the first floor a spacious gallery landing has feature window with oak balustrade and doors. The generous principle suite has dressing room and luxury ensuite. Bedroom two with ensuite shower room, two further double bedrooms and luxury family bathroom. Having an option for a five bedroom layout .

Benefitting from LABC 10 YEAR WARRANTY. An A rated EPC with double glazed windows and composite doors, economical air source heat pump, rainwater collection system, solar panels, LED lighting, mains pressure hot and cold water systems to provide power shower performance and under floor heating to the ground floor. There is a security alarm system, CCTV and hard wired WiFi points throughout. An E V charger point is optional. LABC 10 year

Occupying a generous plot with paved driveway

providing car parking for three vehicles and access to the detached double garage (E V charger optional). The fore garden extends into the established woodland and wildlife garden. The sunny rear garden is laid to lawn and has a paved patio, perfect for enjoying the far reaching views.

Situated the popular Market town of Heanor, having excellent shopping, primary and secondary schools, leisure facilities and easy access to Derby and Nottingham via major road links ie A610, A38 and M1. There is the Shipley Country Park close by with many countryside walks through the Erewash Valley.

ACCOMMODATION

A stylish composite entrance door with full height side windows allow access into :

RECEPTION HALLWAY

21'5 x 7'9 (6.53m x 2.36m)

A welcoming space with cloaks storage cupboard, double glazed window, an elegant oak staircase climbs to the first floor and oak double doors open into :

LOUNGE

20' x 14'5 (6.10m x 4.39m)

A naturally light room with dual aspect box bay window to the front and side window and under floor heating.

HOME OFFICE

10' x 7'11 (3.05m x 2.41m)

Having a double glazed window to the front, under floor heating, telephone point and WiFi connection.

GUEST WC

7'8 x 4' (2.34m x 1.22m)

Appointed with a stylish wash hand basin and close coupled WC with splash back tiling, cushion flooring and double glazed window.

IMPRESSIVE LIVING DINING KITCHEN

33' x 16'6 (10.06m x 5.03m)

A generous open plan space to be comprehensively fitted with a range of quality units of the purchasers choice with quartz work surfaces, island unit and integrated appliances including dishwasher, fridge freezer, range cooker and extractor hood. There is an available budget for flexibility of choice. Double glazed windows over look the garden and French door allow access, cushion flooring with under floor heating and inset lighting.

UTILITY ROOM

To be fitted with units of the purchasers choice, plumbing for a washing machine and space for a tumble dryer. A cupboard houses the pressurised hot water cylinder and heating system and a half glazed door opens on the side garden.

FIRST FLOOR LANDING

A naturally light and airy space with a large picture window to the front elevation, radiator and a built in cupboard providing storage and access to the large roof void. An additional option is available to construct the roof void to comply for a loft conversion.

PRINCIPLE SUITE

20'x 14 (6.10mx 4.27m)

A generous space with dual aspect double glazed windows to the front and side, radiator and TV connections.

ENSUITE

Beautifully appointed with a double shower enclosure with thermostatic drench shower over, wash hand basin and low flush WC, choice of tiling, double glazed window and radiator.

DRESSING ROOM

8'1 x 7'11 (2.46m x 2.41m)

With window to the front and radiator. This could be built has a fifth bedroom with access from the landing.



BEDROOM TWO

Having a double glazed window to the rear, radiator and TV connection.

BEDROOM TWO ENSUITE

Beautifully appointed with a double shower enclosure with thermostatic drench shower over, wash hand basin and low flush WC, choice of tiling, double glazed window and radiator.

BEDROOM THREE

12'x 10' (3.66mx 3.05m)

Double glazed window to the front and radiator.

BEDROOM FOUR

12' x 10' (3.66m x 3.05m)

Double glazed window to the rear and radiator.

LUXURY BATHROOM

8' x 8' (2.44m x 2.44m)

Appointed with a four piece suite comprising free standing bath, double shower enclosure, vanity wash hand basin and low flush, choice of tiling, finish and flooring.

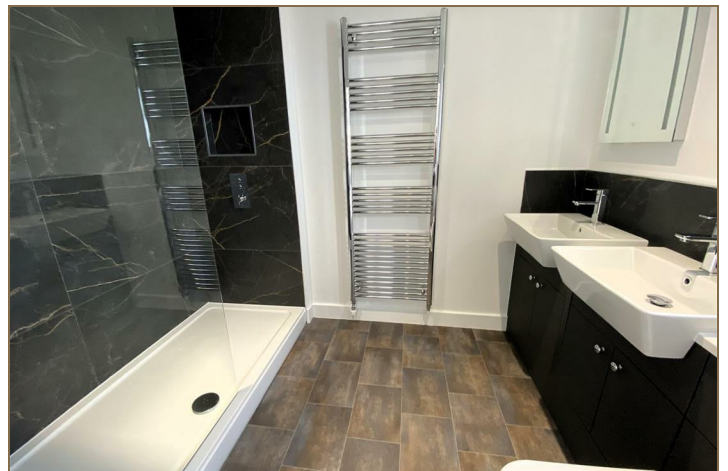
OUTSIDE

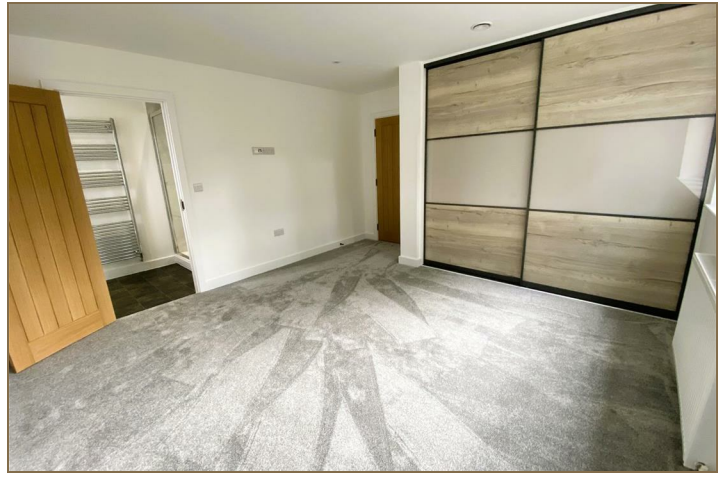
A block paved driveway provides off road

parking for three vehicles and provides access to the detached double garage with electronic roller shutter door. The woodland garden to the front extends to the side and rear lawned garden (optional) with a sunny patio area enjoying open views.

DISCLAIMER

Please note : The photographs are for illustration purposes only. They were taken from 'THE MUNDY' completed AUG 2023.





SITE PLAN



Road Map



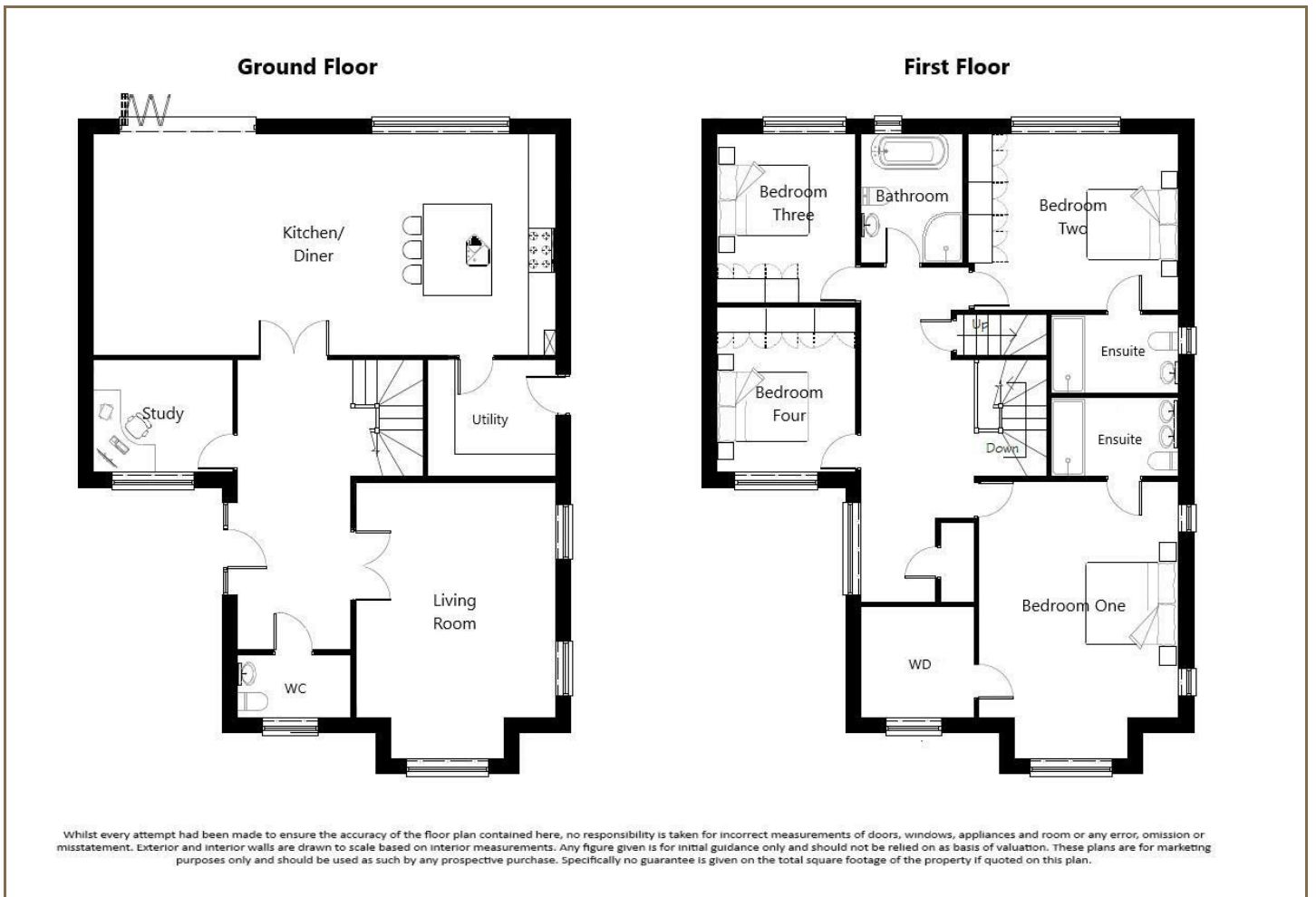
Hybrid Map



Terrain Map



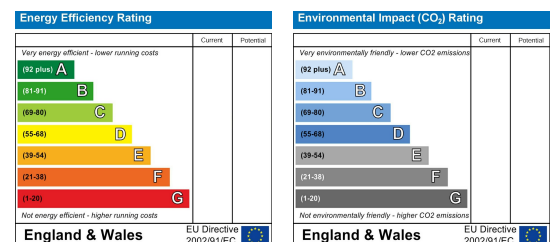
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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