



## Plot 8, The Starthe Hands Road, Heanor, DE75 7HA

**£575,000**



LAST ONE REMAINING An impressive modern five bedroom family home. The sustainably built, 'A' rated brand new family residence, offers generously proportioned open plan living with quality finish and stylish contemporary fittings WITH LABC 10 year warranty. Situated in an exclusive cul de sac location close to excellent local amenities. There is generous car parking, garage and garden. Viewing is highly recommended.



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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.

Completion is due July 2024. 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 with full height glazed gallery, lounge, home office, guest WC and a superb L' shaped open plan living dining kitchen fitted with bespoke choices and integrated appliance pack. To the first floor a spacious gallery landing has feature window with oak balustrade and doors. The generous principle suite has a luxury ensuite shower room. Bedroom two with ensuite bathroom, three further double bedrooms and luxury family bathroom.

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. The buyer is able to chose floor coverings within budget.

Occupying a level plot with paved driveway providing ample car parking and access to the detached double garage (E V charger optional). There is a fore garden and 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 glazed open porch with full height windows and contemporary composite door allows access.

## RECEPTION HALLWAY

A welcoming reception hallway with under floor heating, an oak staircase climbs to the first floor and double doors open into :

## STUDY/ FAMILY ROOM

14'5" x 9'7" (4.40 x 2.93)

There is a UPVC double glazed window to the front.

## GUEST WC

Appointed with stylish WC and vanity wash hand basin and excellent storage

## LOUNGE

20'5" x 14'5" (6.23 x 4.40)

Having double glazed bi-fold doors opening onto the garden and oak double doors open :

## IMPRESSIVE LIVING DINING KITCHEN

23'7" x 14'0" extending to 22'4" (7.2m x 4.29m extending to 6.82m)

A generous open plan space to be comprehensively appointed with a quality range of shaker style base cupboards, drawers and eye level units with quartz work surfaces, island unit and integrated appliances including dishwasher, fridge freezer, cooker and extractor hood. Double glazed windows to the front and bi-fold doors provide access to the garden. There is a personal door into the garage with utility area. Under floor heating with a choice of flooring.

## GALLERY LANDING

### BEDROOM ONE

15'5" x 12'2" (4.72 x 3.72)

### ENSUITE BATHROOM

12'2" x 7'5" (3.72 x 2.28)

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 TWO

14'5" x 8'10" (4.40 x 2.71)

### 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

14'5" x 12'11" (4.40 x 3.95)

### BEDROOM FOUR

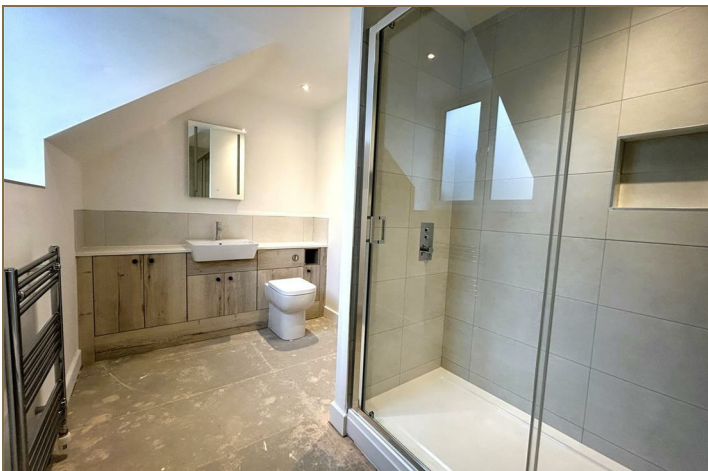
11'6" x 14'0" max (3.53 x 4.29 max)

### BATHROOM

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

To the front of the property is a fore garden with driveway providing off road parking. The rear garden will be lawned with a flagstone patio, perfect for alfresco dining and enjoying the views.



## Road Map



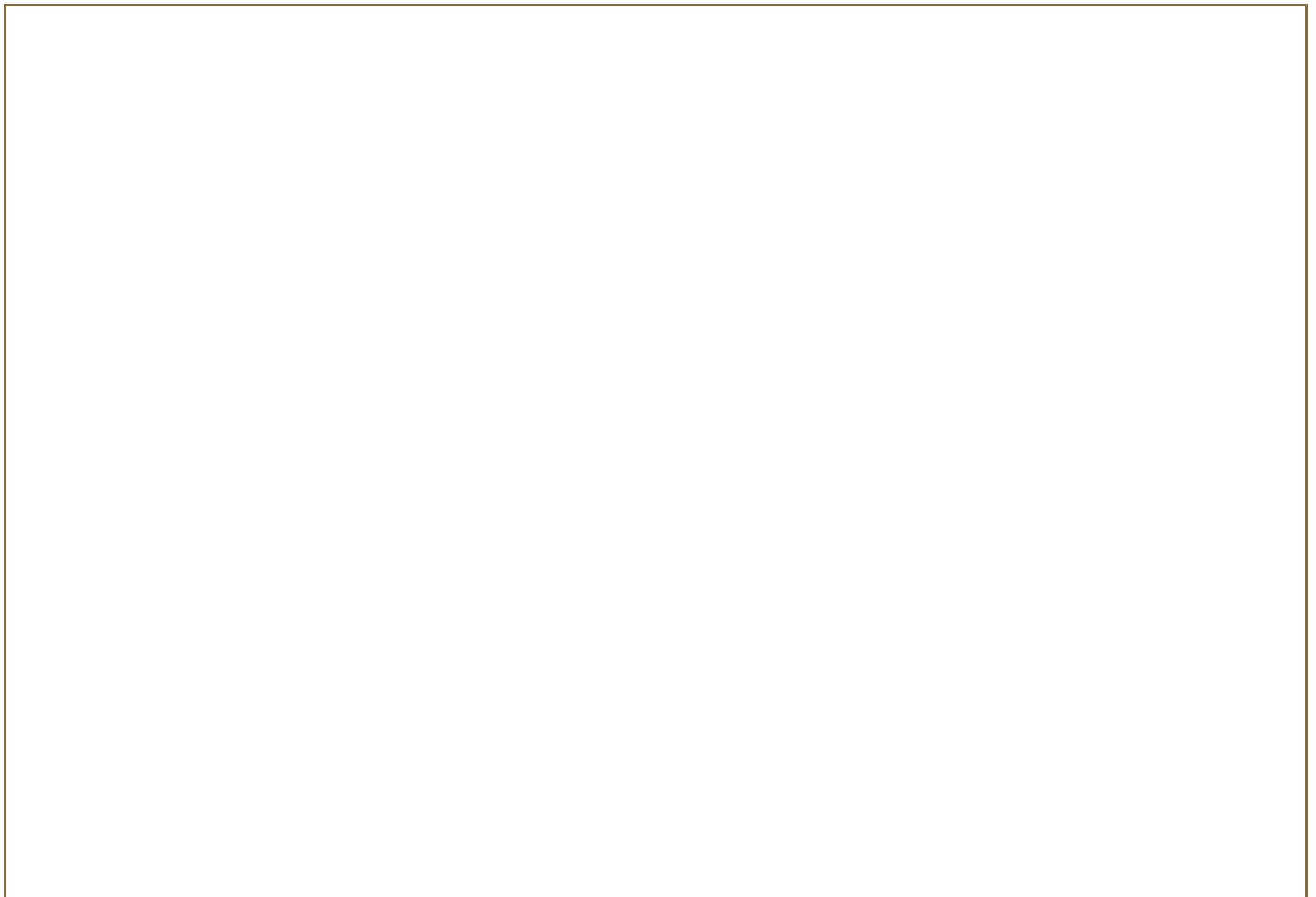
## Hybrid Map



## Terrain Map



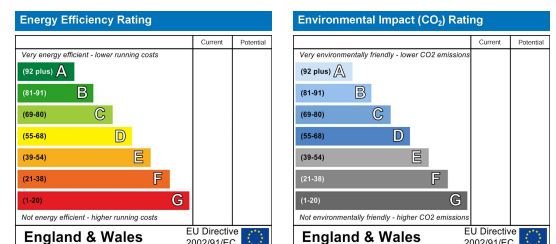
## Floor Plan



## 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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