



w**ards**
estate agents

The Willow Newbold Road

Newbold, Chesterfield, S41 7PL

£450,000

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STAMP DUTY + LEGAL FEES UP TO £1000 TO BE PAID BY DEVELOPERS (T&C's apply) FABOULOUS OFFER NOT TO BE MISSED !
Part Exchange Considered (subject to conditions)

The Shrubberies is an exclusive development of nine executive, high specification Bungalows, set within this private secure gated development with generous plots and being perfectly situated for easy access to the town centre, train station, hospital, college, bus routes ,major commuter network road links to Sheffield, Derby, Nottingham via A61/A617/M1 motorway also within Brookfield School Catchment!

THE WILLOW is a stunning three-bedroom detached home with 1138 sq ft of versatile living space. The principal double bedroom at this property is the pinnacle of luxurious private space with luxury en suite bathroom & adjoining dressing area. Further two double bedrooms are served by an exquisite family bathroom. Gorgeous open-plan lounge and dining space, providing flexible space whatever the occasion. The fitted kitchen and separate utility space make for a home that is both functional and beautiful, with Quartz worktops and integrated appliances. The home provides ample parking with off-street space for two vehicles, as well as a generous rear garden

Your new home at The Shrubberies combines Woodall Homes' signature design and beautiful finishes with cutting-edge smart home energy technology. Designed to offer the highest levels of energy, cost-saving and environmental performance. Each home comes with WONDRAWALL, an intelligent home automation and heating system coupled with renewable energy generating solar panels and battery storage. This complete home energy management system utilises self-learning technology to adapt to your household's daily routine and preferences. Minimising energy bills and the environmental impact of your home by only using the energy you need at its lowest possible cost and carbon intensity





Additional Information

Wondrwall home automation and heating system coupled with renewable energy generating solar panels and battery storage.

10 YEAR NHBC BUILD WARRANTY

uPVC Double Glazed Windows

Gross Internal Floor Area - 105.7 Sq.m / 1138.00 Sq.ft

Council Tax Band - TBC

Secondary School Catchment Area - Brookfield Community School

Reservation fee £1000 (Half refundable)

Note - September 2023 anticipated completion date.

Entrance Hall

Reception Room

17'5" x 15'8" (5.31m x 4.78m)

Stunning Integrated Kitchen

17'5" x 7'11" (5.31m x 2.41m)

Includes integrated appliances and Quartz worktops.

Utility Room

11'6" x 5'11" (3.51m x 1.80m)

Principal Double Bedroom One

14'11" x 12'0" (4.55m x 3.68m)

Luxury En-Suite

11'3" x 5'10" (3.45m x 1.80m)

Double Bedroom Two

12'5" x 9'6" (3.81m x 2.90m)

Double Bedroom Three

12'5" x 9'6" (3.81m x 2.90m)

Exquisite Family Bathroom

7'10" x 7'10" (2.39m x 2.39m)

Outside

Front open plan garden and enclosed rear garden. Two car standing spaces to driveway.



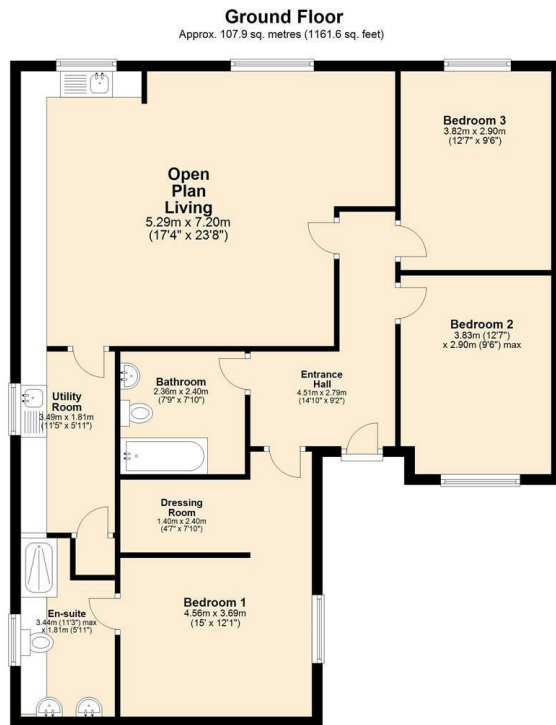


School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan

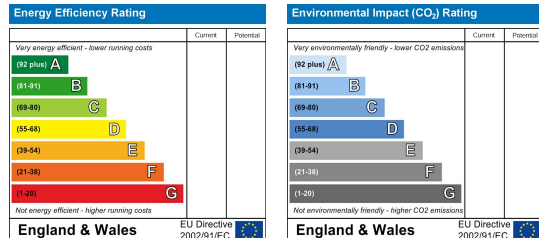


Total area: approx. 107.9 sq. metres (1161.6 sq. feet)

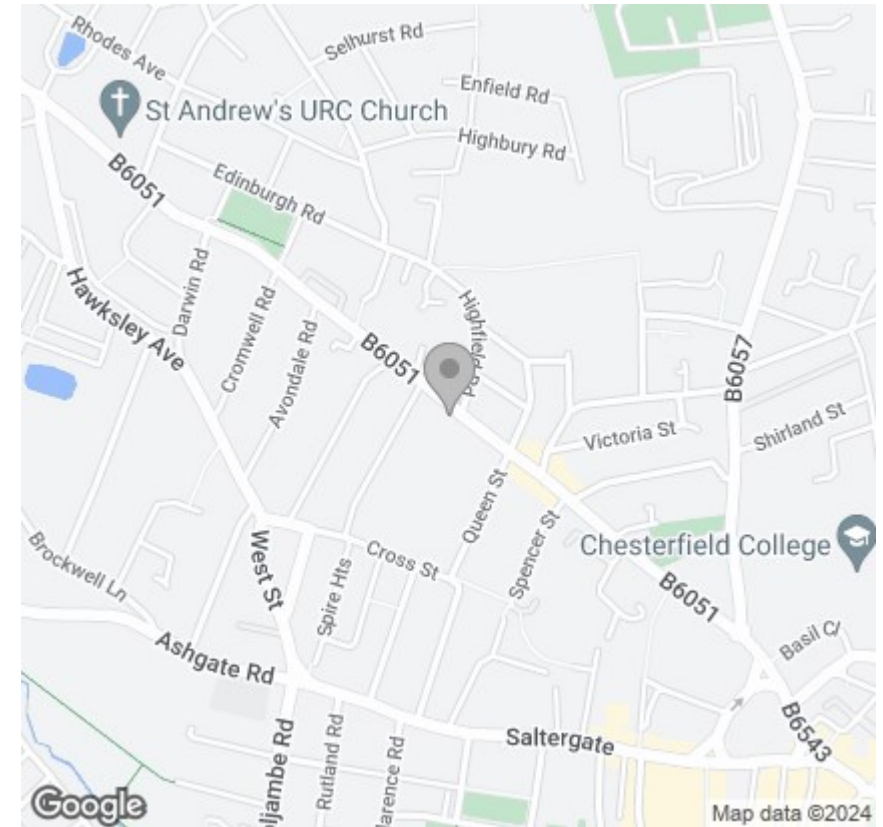
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) 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, 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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

