6 Whinfell Road, Skylarks, S41 8BF

GUIDE PRICE

£399,950

WILKINS VARDY

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£399,950

STAMP DUTY PAID

STUNNING NEW BUILD EXECUTIVE FAMILY HOME - FOUR GENEROUS BEDROOMS - THREE RECEPTION AREAS - GARAGE WITH PLENTY OF PARKING

Welcome to this stunning new build detached house located on the superbly popular Skylarks development. This impressive property offers spacious living space, perfect for families or those seeking a comfortable home.

As you enter, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home features four generous bedrooms, ensuring that everyone has their own private sanctuary. The property boasts a garage and ample parking, making it convenient for both residents and guests. The well-designed layout maximises space and light, creating a warm and welcoming atmosphere throughout.

Situated in a prime location, Skylarks is ideally placed for easy access to Chesterfield town centre, as well as convenient routes towards Sheffield and Dronfield. This makes it an excellent choice for those who commute or enjoy the amenities of nearby urban areas.

- STUNNING NEW BUILD DETACHED FAMILY HOME
- FOUR GENEROUS BEDROOMS
- STYLISH EN-SUITE AND 4 PIECE FAMILY BATHROOM
- TWO GOOD SIZED RECEPTION ROOMS
- FANTASTIC OPEN PLAN FAMILY KITCHEN
- UTILITY ROOM WITH ACCESS ONTO THE REAR GARDEN
- GOOD SIZED PLOT
- PLENTY OF PARKING ACCESSED OFF A PRIVATE SHARED DRIVE
- SINGLE GARAGE
- VIEWING ADVISED

General

High efficiency condensing boiler with Hive smart heating system
uPVC sealed unit double glazed windows and doors
Security alarm system
Smoke & heat detectors
Gross internal floor area - 116.4 sq.m./1253 sq.ft.
Council Tax Band - TBC
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

Storm Porch

Having a composite front entrance door with side lights opening into a ...

Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Dining Room

11'1 x 7'10 (3.38m x 2.39m)
A good sized front facing reception room fitted with laminate flooring.

Cloaks/WC

Fitted with laminate flooring and having a white 2-piece suite comprising a semi pedestal hand wash basin with tiled splashback and a low flush WC.

Living Room

14'3 x 11'6 (4.34m x 3.51m)
A generous front facing reception room.

Dining Kitchen

19'11 x 14'1 (6.07m x 4.29m)
A spacious kitchen having a large bay with French doors overlooking and opening onto the rear of the property.
Fitted with a Symphony kitchen comprising of wall, drawer and base units with complementary laminate worktops and upstands.
Inset 1½ bowl single draienr stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, electric double oven and 5-ring gas hob with glass splashback and extractor hood over.
Laminate flooring and downlighting.

Utility Room

9'1 x 6'0 (2.77m x 1.83m)
Having a double and half base unit with complementary laminate work surface and upstands.
Single drainer stainless steel sink.
Space is provided for a washing machine and a tumble dryer.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom Two

12'7 x 9'5 (3.84m x 2.87m)
A good sized double bedroom having two windows overlooking the front of the property.
This room has a built-in storage cupboard and a built-in double wardrobe.

Master Bedroom

11'6 x 11'6 (3.51m x 3.51m)
A good sized front facing double bedroom having a range of built-in wardrobes. A door gives access into a ...

En Suite Shower Room

8'4 x 3'8 (2.54m x 1.12m)
Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with mixer shower, semi pedestal hand wash basin and a low flush WC.
Heated towel rail.
Laminate flooring and downlighting.

Family Bathroom

8'1 x 6'10 (2.46m x 2.08m)
Being part tiled and fitted with a white 4-peice suite comprising a panelled bath, corner shower cubicle with mixer shower, semi pedestal hand wash basin and a low flush WC.,
Heated towel rail.
Laminate flooring and downlighting.

Bedroom Three

11'9 x 7'3 (3.58m x 2.21m)
A good sized rear facing double bedroom.

Bedroom Four

11'10 x 8'1 (3.61m x 2.46m)
A good sized rear facing double bedroom.

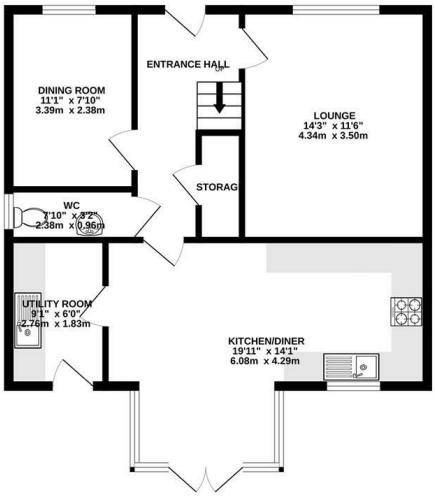
Outside

To the front of the property there is a lawned garden with some shrubs and a central paved path leading up to the front entrance door.

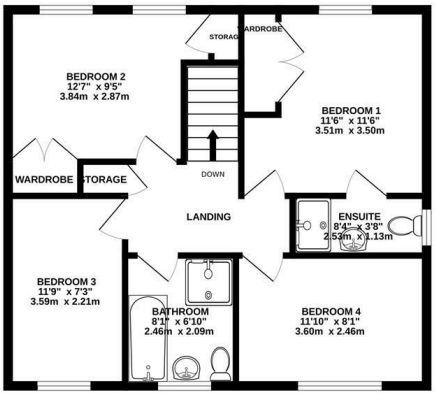
To the side of the property there is a block paved driveway providing off street parking, leading to a Single Garage having light and power.

A gate at the side of the garage opens to the encosed rear garden which is predominantly laid to lawn and has a couple of mature trees and a paved patio.

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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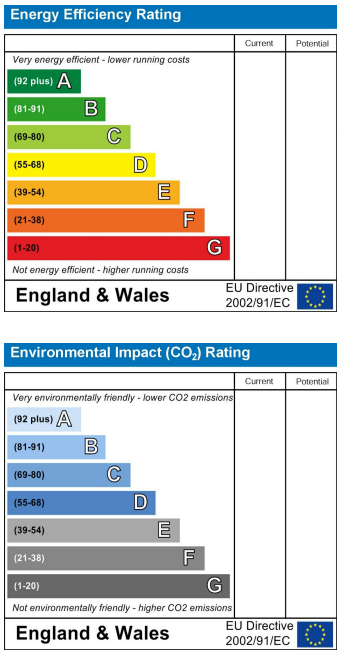

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VIEWINGS

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.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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

Whilst the property is understood to be in the Outwood Academy Newbold 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.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. William Davis Homes 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.