



Plot 6, 'The Cambridge' Kingswood Park,
Wingerworth S42 6LW

£460,000



WILKINS VARDY

£460,000

PLOT 6 'THE CAMBRIDGE' - DETACHED 'A' RATED ENERGY EFFICIENT THREE BED NEW BUILD HOME WITH DOUBLE GARAGE, SOLAR PANELS & AIR SOURCE HEAT PUMP

The Cambridge is a delightful three bedroom home with thoughtfully designed high specification accommodation bringing modern living to a peaceful village setting. The stunning accommodation includes a good sized living room, designer kitchen with integrated appliances and utility room off, together with a family/dining room with bi-fold doors opening onto a rear patio. The property also boasts three good sized bedrooms and two designer bathrooms. Outside, there are landscaped gardens and a block paved driveway with EV charging point leading to an integral double garage.

Located in the heart of Wingerworth, Kingswood Park is an exclusive development of 17 new high quality 2 and 3 bedroom bungalows, being well placed for The Avenue Country Park and for routes into Clay Cross and Chesterfield.

- HIGH SPECIFICATION 'A' RATED ENERGY EFFICIENT NEW BUILD HOME
- DINING/FAMILY ROOM WITH BI-FOLD DOORS OPENING TO THE REAR GARDEN
- THREE BEDROOMS
- LANDSCAPED GARDENS, INTEGRAL DOUBLE GARAGE & BLOCK PAVED DRIVE
- 10 YEAR BUILD WARRANTY
- DESIGNER KITCHEN WITH UTILITY ROOM OFF
- GOOD SIZED LIVING ROOM
- TWO DESIGNER BATHROOMS
- SOLAR PANELS AND AIR SOURCE HEAT PUMP AS STANDARD
- ANOTHER QUALITY STANCLIFFE HOMES SITE

General

Air source heat pump
uPVC double glazed windows and doors
Under floor heating
Heat/smoke detectors
Solar panels
Intruder and security alarm system
Cat 6 internet connection
Gross internal floor area - 1200 Sq.Ft.
Council Tax Band - TBC
Tenure - Freehold

Anticipated Completion Date: May/June 2026

Over 55 Age Restriction

This development will only be available to people over the age of 55. This will also be the case for any future onward sales.
More details available upon request.

A composite front entrance door with Ring doorbell opens into a ...

'L' Shaped Entrance Hall

Having two built-in storage cupboards.

Bedroom Three

8'9 x 8'7 (2.67m x 2.62m)
A good sized single bedroom with side facing window.

Living Room

15'5 x 11'10 (4.70m x 3.61m)
A spacious front facing reception room.

Family Bathroom

8'9 x 7'4 (2.67m x 2.24m)
To have a range of stylish tiling with a selection of colours and textures, including a feature wall.
To be fitted with a quality white 4-piece suite comprising of a walk-in shower enclosure, panelled bath, semi pedestal wash hand basin and a low flush WC.
Heated towel rail.
Shaver socket.
Tiled floor and downlighting.

Master Bedroom

11'9 x 11'8 (3.58m x 3.56m)
A good sized rear facing double bedroom. A door gives access into a ...

En Suite Shower Room

7'7 x 5'8 (2.31m x 1.73m)
To have a range of stylish tiling with a selection of colours and textures,

including a feature wall.

To be fitted with a quality white 3-piece suite comprising of a walk-in shower enclosure, wash hand basin and a low flush WC.
Heated towel rail.
Shaver socket.
Tiled floor and downlighting.

Bedroom Two

11'10 x 10'1 (3.61m x 3.07m)
A good sized rear facing double bedroom.

Kitchen

11'8 x 10'6 (3.56m x 3.20m)
To be fitted with a designer kitchen with a wide range of unit styles and colours available., and having laminate worktops and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, stainless steel microwave combi oven, stainless steel electric oven and 4 burner induction hob.
Tiled floor, downlighting and extractor fan.

Utility Room

9'0 x 5'5 (2.74m x 1.65m)
To be fitted with designer units with laminate worktops and upstands.
Inset single drainer stainless steel sink with mixer tap.
Space for a washing machine and tumble dryer.
Tiled floor.
Doors from here give access into the garage and onto the side of the property.

Family/Dining Room

15'3 x 11'4 (4.65m x 3.45m)
A spacious reception area with bi-fold doors overlooking and opening onto the rear garden.

Outside

To the front of the property there will be a landscaped garden in accordance with the development plan.

A block paved driveway with electric vehicle charging point provides off street parking and leads to the Integral Double Garage having light and power.

The rear garden will be laid to lawn and have a paved patio area.

An outside tap and external lighting to the front and rear will also be provided.



THE GAINSBOROUGH
TWO BEDROOM BUNGALOW

THE ASHTON
THREE BEDROOM BUNGALOW

THE WINDSOR
THREE BEDROOM BUNGALOW

THE CAMBRIDGE
THREE BEDROOM BUNGALOW

THE WOBURN
THREE BEDROOM BUNGALOW



TANCLIFFE
HOMES



KINGSWOOD PARK
DEVELOPMENT



