



Plot 12 'The Woburn' Kingswood Park,  
Wingerworth S42 6LW

£490,000

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WILKINS VARDY

# £490,000

PLOT 12 'THE WOBURN' - DETACHED THREE BED NEW BUILD 'A' RATED ENERGY EFFICIENT BUNGALOW ON THE EDGE OF THIS EXCLUSIVE SEMI RURAL DEVELOPMENT WITH SOLAR PANELS & AIR SOURCE HEAT PUMP

The Woburn is a delightful three bedroom bungalow with thoughtfully designed high specification accommodation bringing modern living to a peaceful village setting. The stunning accommodation includes a beautiful open plan dining kitchen having designer units and integrated appliances, family room with bi-fold doors opening onto a rear patio and a dual aspect living room. The property also boasts three bedrooms, two designer bathrooms and a utility room. Outside, there are landscaped gardens, the rear garden being west facing and a block paved driveway with EV charging point leading to a detached 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.

- ANOTHER HIGH SPECIFICATION 'A' RATED ENERGY EFFICIENT NEW BUILD HOME
- DESIGNER KITCHEN/DINING ROOM & SEPARATE UTILITY ROOM
- FAMILY ROOM WITH BI-FOLD DOORS OPENING TO THE REAR GARDEN
- GOOD SIZED DUAL ASPECT LIVING ROOM
- THREE GOOD SIZED BEDROOMS
- TWO DESIGNER BATHROOMS
- LANDSCAPED GARDENS, DOUBLE GARAGE & BLOCK PAVED DRIVE
- SOLAR PANELS AND AIR SOURCE HEAT PUMP AS STANDARD
- 10 YEAR BUILD WARRANTY
- 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 - 1170 Sq.Ft.  
Council Tax Band - TBC  
Tenure - Freehold

Anticipated Completion Date:: September 2027

## 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.

## Master Bedroom

13'2 x 12'2 (4.01m x 3.71m)  
A good sized front facing double bedroom. A door gives access into a ...

## En Suite Shower Room

8'1 x 4'4 (2.46m x 1.32m)  
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.

## Living Room

15'2 x 11'2 (4.62m x 3.40m)  
A good sized dual aspect reception room.

## Family Bathroom

8'5 x 7'5 (2.57m x 2.26m)  
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.

## Bedroom Three

8'4 x 7'3 (2.54m x 2.21m)  
A good sized single bedroom with side facing window.

## Bedroom Two

11'8 x 8'6 (3.56m x 2.59m)  
A good sized rear facing double bedroom having an opening leading through into a ...

## Dressing Area

8'4 x 7'3 (2.54m x 2.21m)

## Open Plan Kitchen/Dining Room

17'0 x 10'9 (5.18m x 3.28m)  
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.  
A door from here leads into the ...

## Utility Room

6'2 x 5'2 (1.88m x 1.57m)  
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.  
Built-in storage cupboard.  
Tiled floor.

## Family Room

9'6 x 7'3 (2.90m x 2.21m)  
Being open plan to the kitchen/dining room and having bi-fold doors opening onto the rear of the property.

## Outside

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

To the side of the property there will be a block paved driveway with electric vehicle charging point providing off street parking, leading to a Detached Double Garage with light and power.

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

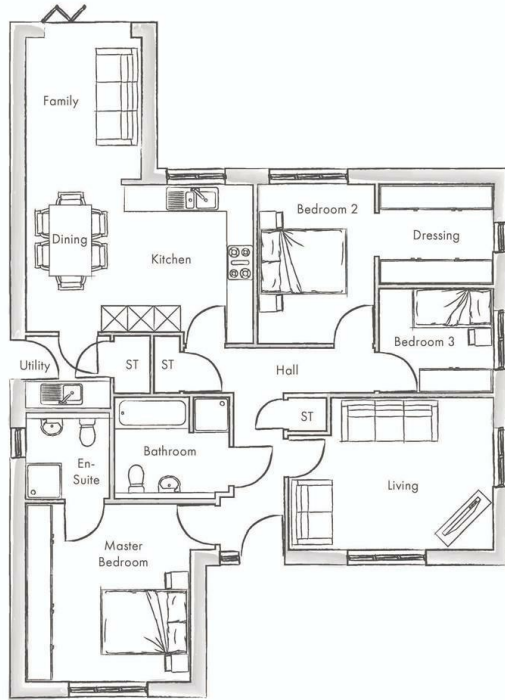
An outside tap and external lighting to the front and rear will also be provided.

- 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



KINGSLIFFE HOMES  NEW BUILD QUALITY CODE KINGSWOOD PARK DEVELOPMENT





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |



### VIEWINGS

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.

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

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall 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.

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.



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