43 Brackenfield View,
Wessington, DE55 6NF

£156,000

WILKINS VARDY

£156,000

MODERN TWO BED SEMI - SOLD AT 80% OF MARKET VALUE - THAT'S 20% BELOW MARKET VALUE - DESIRABLE VILLAGE LOCATION

Built in 2021 and benefitting from the remaining term of a 10 Year New Build Guarantee, this modern semi detached home offers well proportioned, neutrally decorated accommodation, ideal for first-time buyers or professionals.

The property is subject to an affordable provision which means that whilst you buy 100% of the property, it can only ever be re-sold at 20% below market value and to a person who satisfies qualifying criteria, meaning this property will remain affordable and desirable for its lifetime.

Occupying a pleasant cul-de-sac position, the property also benefits from a car standing space, making it a superb home ready to move straight into.

- IMMACULTELY PRESENTED SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION
- BUY 100% OF THE HOUSE WITH A 20% DISCOUNT ON MARKLET VALUE ** See qualifying criteria
- GOOD SIZED LIVING ROOM
- MODERN KITCHEN/DINER WITH SOME INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKS/WC
- TWO GOOD SIZED DOUBLE BEDROOMS
- STYLISH FAMILY BATHROOM
- CAR STANDING SPACE & ENCLOSED SOUTH EAST FACING REAR GARDEN
- EPC RATING: B

20% Discounted Market Value - What does this mean?
It has long been planning policy for larger housing developments to include an element of affordable housing. This usually results in a proportion of the new builds being sold to a Local Housing Association, who will then re-sell the properties on a shared equity basis or rent out. Whilst this type of situation has been common place on most larger developments in our region for many years, Brackenfield View is sold with a different criteria.

This property must be sold at a 20% discount off market value with no need for a Housing Associations involvement. Whilst qualifying criteria will need to be satisfied, the property will be owned entirely by the purchaser with no stake owned by a third party. The 20% discount will remain on any future transactions throughout the property's life, meaning that other people will benefit from this superb incentive for generations to come.

For clarity, £156,000 is the price with the 20% discount already made. Two separate RICS valuations have determined that the current 100% market value is £195,000.

Qualifying Criteria
To benefit from this incentive, you must satisfy certain qualifying criteria, including:

1, The Household’s income should not to be greater than £60,000 per annum.
2, The household must have access to a deposit of at least 5% of the discounted price.
3, At least one purchaser must be employed or retired with a pension income.
4, The purchasers must qualify for a mortgage and their income, savings, availability of capital and financial commitments must be such that the fixed equity unit would be unaffordable without the discount.
5, The purchasers must not have rent or mortgage arrears or be in breach of any rental agreement.
6, The purchasers must be at least 18 years old.
7, The purchasers must have a regular bank, post office or other savings account.
8, This property must become the buyers sole place of residence.

If you think you qualify, ask for further details and we will confirm your eligibility before you commence with the legals.

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 53.2 sq.m./573 sq. ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - David Nieper Academy

On the Ground Floor

Entrance Hall
Fitted with laminate flooring. A door from here opens to the living room, and a further door opens to a ...

Cloaks/WC
4'10 x 3'1 (1.47m x 0.94m)
Fitted with a modern 2-piece white suite comprising a low flush WC and hand wash basin with tiled splashback and vanity unit below.
Laminate flooring.

Living Room
13'2 x 11'11 (4.01m x 3.63m)
A good sized front facing reception room, fitted with laminate flooring and having downlighting. A staircase rises to the First Floor accommodation.

Kitchen/Diner
11'11 x 10'11 (3.63m x 3.33m)
Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric oven and hob with glass splashback and extractor hood over.
Space and plumbing is provided for a washing machine.
A door gives access to a built-in under stair store cupboard.
Laminate flooring and downlighting.
uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom One
10'3 x 9'1 (3.12m x 2.77m)
A good sized front facing double bedroom, spanning the full width of the property and having a range of built-in wardrobes with sliding doors along one wall.

Bedroom Two
11'11 x 8'4 (3.63m x 2.54m)
A good sized 'L' shaped double bedroom, being rear facing.

Bathroom
6'8 x 6'0 (2.03m x 1.83m)
Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.
Laminate flooring.

Outside
A private shared driveway gives access to the front of the property, where there is a small lawned garden and a paved path leading up to the front entrance door. To the right hand side of the property there is a car standing space.

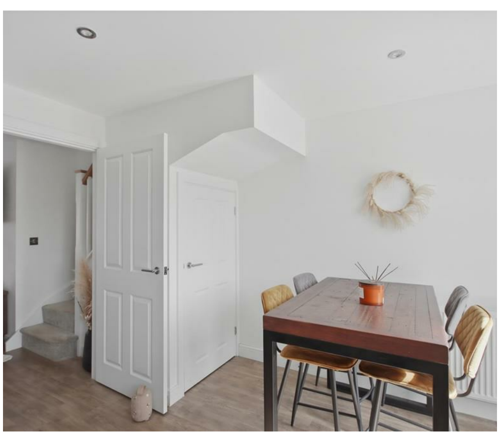
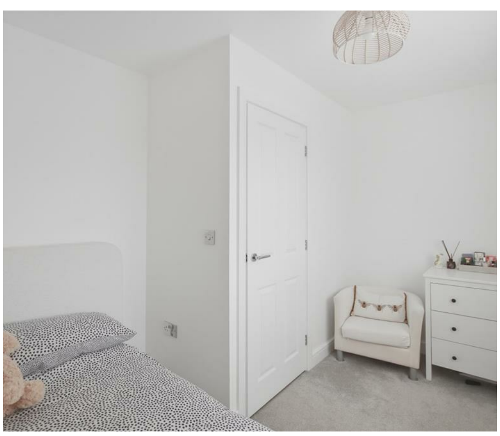
The path continues round to a gate which gives access down the side of the property, where there is a raised planted bed.

To the rear of the property there is an enclosed south east facing garden comprising of a paved patio and a lawn.



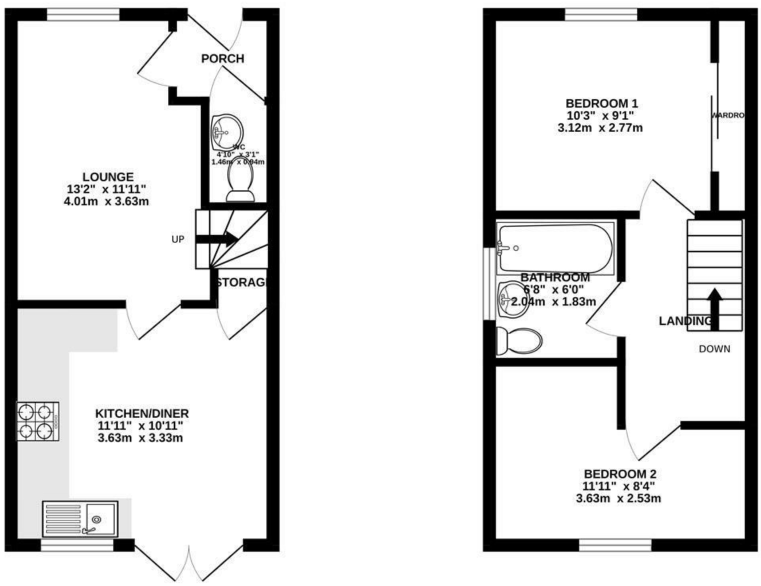





GROUND FLOOR
287 sq.ft. (26.6 sq.m.) approx.

1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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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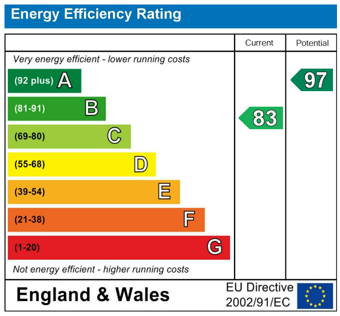
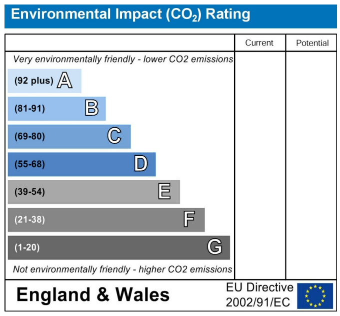




VIEWINGS

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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical 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.

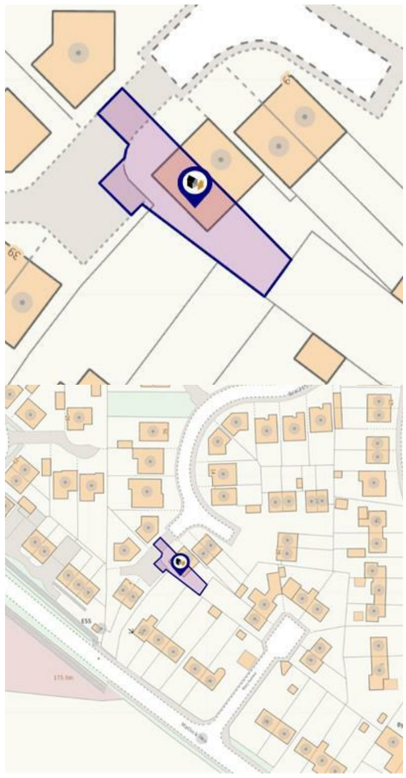
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the David Nieper Academy 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk