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Protection for new-build home buyers



Plot 1, Morton Paddock Brassington Lane,
Old Tupton, S42 6LB

£799,995

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WILKINS VARDY

£799,995

*** FINAL OPPORTUNITY - PART EXCHANGE NOW ON THE LAST REMAINING PLOT ***

THE TONBRIDGE - ONE OF THREE STUNNING EXECUTIVE NEW BUILD FAMILY HOMES, BUILT TO THE HIGHEST STANDARDS AND ENJOYING A STUNNING SEMI RURAL LOCATION - PART EXCHANGE AVAILABLE

The Tonbridge is a superb five bedroomed, three bathroomed family home extending to an impressive 2736 square feet of accommodation (excluding the double garage). The property enjoys a superb open plan family kitchen spanning the full width of the property, together with a separate lounge and study. With energy efficiency at its heart and a superb specification, Arncliffe Homes have yet again produced to the highest standard.

Situated just off Brassington Lane in this delightful semi rural location, each plot enjoys a generous plot, double garage and far reaching views.

- The Tonbridge - Stunning Executive Style Detached Family Home
 - Superb Open Plan Kitchen/Dining/Family Room with Separate Utility Room off
 - Five Good Sized Double Bedrooms, the Master Having a Walk in Wardrobes
 - Integral Double Garage & Driveway Parking
 - 10 Year NHBC Buildmark Warranty
- *** FINAL OPPORTUNITY - PART EXCHANGE NOW ON THE LAST REMAINING PLOT ***
 - Ground Floor Cloaks/WC
 - Two Fantastic En Suites & Family Bathroom
 - Generous Plot with Turfed Front & Rear Gardens
 - EPC - TBC

General
Gas central heating (Vaillant Air Source Heat Pump)
Triple glazed windows and doors (unless otherwise stated)
Hydronic underfloor heating system to the ground floor accommodation
Intruder alarm with sensors to ground floor
10 Year NHBC Buildmark Warranty - Consumer Code for Home Builders
Gross internal floor area - 2736 sq.ft. (excluding Garage)
Council Tax Band - TBC
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

Specification
External Specification
Triple glazed windows and French doors (where applicable). Triple glazed aluminium bi-fold doors in white finish. Dedicated "Mode 3" electric vehicle charging point. External tap to side or rear. Electrically operated and insulated sectional garage doors in black.

Internal Specification
Internal doors in vertical panel style with oak finish and polished chrome handles. Ceramic tiling from range provided: full height tiling in shower enclosures and half height on all other bathroom/en-suite walls. Chrome LED downlights to kitchen, family room, utility, WC, bathroom and wardrobe areas. Double satellite cable wiring from lounge to dish position at eaves. Fibre optic cable to each property. Intruder alarm with sensors to ground floor. Heating and hot water provided by highly efficient Vaillant Air Source Heat Pump. Hydronic underfloor heating system to the ground floor and radiators to first floor rooms. Choice of kitchen and utility room unit finishes from the range provided, including high gloss handleless range. Quartz worktops and upstands. Kitchen appliances: integrated single oven, combination microwave oven, extractor hood, dishwasher, full height fridge and full height freezer manufactured by Bosch / AEG or similar. Sanitaryware from the Ideal Standard "Connect Air" range. Shower enclosures by Ideal Standard. Aqualisa "Mian DCV" shower heads / controls with concealed valves.

Images & Choices
The images of the property are computer generated, and whilst every effort has been made to show accurate elevations, some finishes could change.
The kitchen images are also intended to be used for illustrative purposes only.
Depending on the time of reservation, there will be a choice of fixtures and fittings within an agreed range.
Further advice can be provided upon request.

Arncliffe Homes Part Exchange Promise
Plan your move with certainty by taking advantage of The Arncliffe Part Exchange Scheme! Avoid the hassle of finding a buyer for your house, the inconvenience of showing people around, dealing with time-wasters and waiting for property chains to complete. You will also have no estate agency fees to pay. We will arrange to have your house professionally valued and make you a firm part exchange offer based on that valuation. As an added bonus, if we are able to re-sell your house for more than our part exchange offer, we promise to pay you 50% of the excess! What could be fairer than that?

If part exchange isn't appropriate, there is also a sales assistance package on selected plots which can be discussed on an individual basis.

On the Ground Floor
A PAS 24 rated regency style door in black with chrome hardware opens into a ...

Spacious Entrance Hall
Having a built-in under stair store cupboard. A staircase with oak spindles and handrail rises to the First Floor accommodation.

Lounge
17'5 x 11'10 (5.31m x 3.61m)
A spacious dual aspect reception room with bay window overlooking the front of the property.

Study/Snug
11'1 x 8'1 (3.38m x 2.46m)
A versatile front facing reception room.

Cloaks/WC
To be fitted with an Ideal Standard white 2-piece suite from the comprising of a back to wall low flush WC and semi pedestal wash hand basin with tiled splashback.
Tiled floor and chrome LED downlighting.

Open Plan Family/Dining/Breakfast Kitchen

Family Room
18'6 x 13'2 (5.64m x 4.01m)
A spacious dual aspect room with chrome LED downlighting, and having uPVC triple glazed French doors overlooking and opening onto the rear of the property.
A door from here gives access into a utility room.

Kitchen/Dining Area
28'2 x 15'1 (8.59m x 4.60m)
To be fitted with a range of wall, drawer and base units with complementary quartz worktops and upstands, including a centre island unit.
Inset sink with mixer tap.
Integrated appliances to include: full height fridge and freezer, dishwasher, combination microwave oven, single oven and 5-ring hob with extractor hood over.
Chrome LED downlighting and pendant lighting.
A composite half glazed door, and triple glazed aluminium bi-fold doors in white finish overlook and open to the rear garden.

Utility Room
13'7 x 6'0 (4.14m x 1.83m)
To be fitted with a range of wall and base units with complementary quartz worktops and upstands.
Inset single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
Chrome LED downlighting.
A composite half glazed door gives access onto the side of the property.

On the First Floor
Landing
Having a built-in cupboard, and a further built-in store cupboard.

Master Bedroom Suite
Bedroom
16'7 x 11'0 (5.05m x 3.35m)
A spacious dual aspect double bedroom, having a door giving access to an en suite shower room, and a wardrobe/dressing area.
Dressing Room/Wardrobe Area
11'5 x 6'0 (3.48m x 1.83m)
Having chrome LED downlighting.

En Suite Shower Room
11'3 x 8'3 (3.43m x 2.51m)
To be part tiled and fitted with an Ideal Standard white 4-piece suite including a panelled bath, walk-in shower enclosure with Aqualisa mixer shower, semi pedestal wash hand basin and back to wall low flush WC.
Stelrad 'Caliente' heated towel rail in white.
Tiled floor and chrome LED downlighting.

Bedroom Two
11'10 x 10'7 (3.61m x 3.23m)
A good sized front facing double bedroom, having a door giving access into an ...

En Suite Shower Room
10'10 x 4'9 (3.30m x 1.45m)
To be part tiled and fitted with an Ideal Standard white 3-piece suite including a walk-in shower enclosure with Aqualisa mixer shower, semi pedestal wash hand basin and back to wall low flush WC.
Stelrad 'Caliente' heated towel rail in white.
Tiled floor and chrome LED downlighting.

Bedroom Three
12'0 x 10'4 (3.66m x 3.15m)
A good sized rear facing double bedroom.

Bedroom Four
18'8 x 8'10 (5.69m x 2.69m)
A good sized rear facing double bedroom.

Bedroom Five
14'9 x 8'8 (4.50m x 2.64m)
A good sized rear facing double bedroom.

Family Bathroom
11'2 x 7'0 (3.40m x 2.13m)
To be part tiled and fitted with an Ideal Standard white 4-piece suite including a panelled bath, walk-in shower





Arncliffe

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

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

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RICS



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. Arncliffe 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

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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