



8 Rectory Grove, Duckmanton, S44 5FP

Offers Around £450,000

- BUYERS LEGAL FEES PAID FOR!
- Premium Extras/ Upgrades Included
- Private Cul De Sac Location
- Utility & D/st WC Room
- Gardens, Driveway & Garage
- Detached New Build Family House
- Private Garden With Breathtaking Views
- Open Plan Living Kitchen Diner with Bi Fold Doors on to the Terrace
- FIVE Bedrooms, x2 With Ensuite and Family Bathroom
- 10 Year ICW Warranty

8 Rectory Grove, Duckmanton S44 5FP

Welcome to Rectory Grove, an exclusive cul-de-sac of individually designed Detached Family Homes, offering a superb balance of style, space and peaceful surroundings.

Ideally located in the conveniently placed village of Duckmanton, this development is perfectly suited for modern living. Chesterfield town centre is within easy reach, while Junction 29A of the M1 provides excellent transport links to Derby, Nottingham and Sheffield.

This beautifully upgraded home benefits from a range of high-quality developer enhancements, including herringbone LVT flooring, premium carpets throughout, brushed chrome and grey sockets and switches and stylish J-pull kitchen and utility units. The kitchen is further enhanced by a pop-up island power point, while the bathrooms feature vanity units with matching bath panels, rainfall showers and contemporary floor tiling, built-in wardrobes and fully enclosed rear garden complete the finish.

The spacious accommodation briefly comprises: entrance hall, lounge, and an impressive open-plan living kitchen diner with bi-folding doors opening onto the terrace, along with a separate utility room and ground floor WC.



Council Tax Band: E



Entrance Hall

Lounge

11'10" x 10'0"

Kitchen Area

12'8" x 10'4"

Living Dining Area

16'5" x 14'4"

WC Room

Utility Room

10'0" x 5'6"

Landing

Bedroom

12'4" x 12'4"

En-suite

8'0" x 4'11"

Bedroom

10'6" x 10'1"

Bedroom

10'4" x 10'1"

Bedroom

8'4" x 8'0"

Bathroom

10'1" x 7'1"

Second Floor - Landing / Dressing Area

Master Bedroom

16'8" x 14'9"

Shower Room

8'0" x 6'9"

Garage

13'1" x 8'2"

10 Year ICW Warranty

A 10-year ICW warranty is a structural warranty for new-build homes provided by International Construction Warranties (ICW), which covers defects in the structure for up to 10 years.

Builder Reservation Agreement

Please see following details of the builder reservation T&C's....

Reservation Fee: £1,000

In consideration of the payment by the Purchaser to Sas Homes Limited of the Reservation Fee the above Property is reserved for the Purchaser until the Expiry Date: tbc

If by the Expiry Date the Purchaser exchanges unconditional contracts the Reservation Fee shall be taken as part payment of the Purchase Price.

If by the Expiry Date the Purchaser fails to exchange unconditional contracts for the purchase of the Property the Reservation Period will be deemed to have lapsed. In this event Sas Homes Limited shall be entitled to: -

1. Withdraw its offer to sell the Property to the Buyer(s) and retain the £1,000 Reservation Fee as an administration charge and any payments made for upgrades / extras. In this instance, Sas Homes Ltd may decide to offer an extension of time to the Reservation Period.

2. If the failure to exchange unconditional contracts is owing to fault on the part of Sas Homes Ltd, the Reservation Period will be extended.

3. Where the purchase is linked to the sale of an existing property(ies), the property(ies) will be actively listed within 14 days, the Buyer(s) will market it at a reasonable market value and provide monthly updates as to the progress of the sale.

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. These rules are set by law and

enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

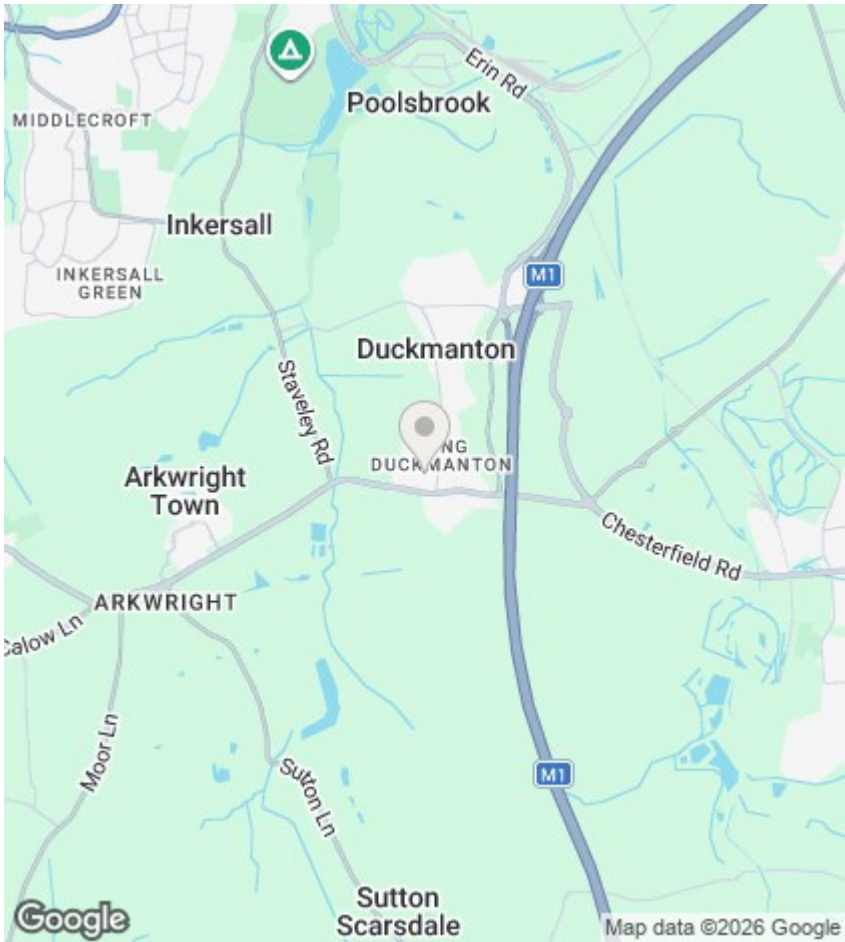
Prospective purchasers are advised to make their own inquiries and investigations before making an offer.

Draft Copy

Awaiting vendor approval and maybe subject to amendments.







Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

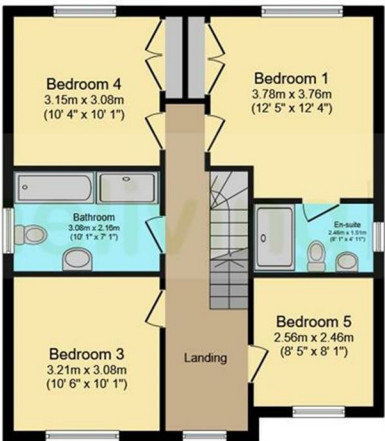
EPC Rating:

B

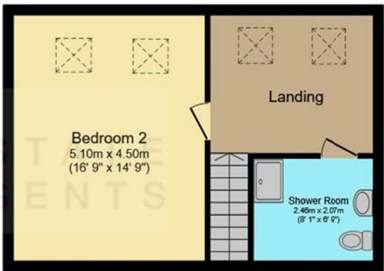
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Floor area 69.5 sq.m. (748 sq.ft.)



First Floor
Floor area 63.1 sq.m. (679 sq.ft.)



Second Floor
Floor area 38.1 sq.m. (411 sq.ft.)

Total floor area: 170.8 sq.m. (1,838 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io