



## 7 Rectory Grove, Duckmanton, S44 5FP

Offers Around £459,950

- Detached New Build Family House
- Many Developer Extras Included
- Utility & D/st WC Room
- 10 Year ICW Warranty
- Private Cul De Sac Location
- Entrance Hall, Lounge,
- FIVE Bedrooms, x2 With Ensuite and Family Bathroom
- Conveniently Placed
- Open Plan Living Kitchen Diner with Bi Fold Doors on to the Terrace
- Gardens, Driveway & Garage

# 7 Rectory Grove, Duckmanton S44 5FP

Welcome to Rectory Grove, an exclusive cul de sac of just eight exceptional detached family residences, each meticulously designed to offer a harmonious blend of sophistication, space and serenity!

Rectory Grove is perfectly positioned for modern living, with easy commuting into Chesterfield town centre and within easy reach of junction 29a of the M1, providing swift access to Derby, Nottingham and Sheffield.

Developer upgrades include; Herringbone LVT flooring and premium carpets throughout, brushed chrome/grey sockets and switches, J Pull kitchen and utility cabinets, pop-up island power point, vanity units to bathrooms with matching bath panel, rainfall showers, bathroom floor tiles, built-in wardrobes and fully enclosed rear garden fencing.

The living accommodation comprises of: Entrance Hall, Lounge, Open Plan Living Kitchen Diner, with Bi Folding Doors on to the Terrace, Utility Room, Ground Floor WC Room. To First Floor; Bedroom with En Suite, Three Further Bedrooms and Family Bathroom. Second Floor with; Landing/Dressing Area, Master Bedroom and En Suite Bathroom.

Outside and to the front a pathway leads to the main entrance, which is framed by a charming canopy porch. A tarmac driveway offers off street parking for two / three vehicles and provides direct access to the garage. To the rear and from the glazed screened terrace, which provides views over the farmland and with steps leading down to an enclosed lawned garden area.



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

### Bedroom

10'6" x 10'1"

### Bedroom

10'4" x 10'1"

### Bedroom

8'4" x 8'0"

### Bathroom

## Second Floor - Landing / Dressing Area

### Master Bedroom

16'8" x 14'9"

### Shower Room

## 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.

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant 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.

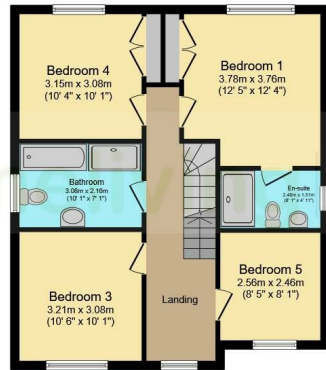






**Ground Floor**

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



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</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	