

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

The Winchester, Highfields Farm, Beeston Littleover, Derby, DE23 3AA



Completion December 2021 - Built by Meadowview Homes - Superb four bedroom detached family home currently under the course of construction with single garage in superb location

- Built by Meadowview Homes • Completion December 2021 • Superb four bedroom detached family home currently under the course of construction • Single garage in superb location • Situated on a large plot • 1517 sq ft of living space • Full central heating and double glazing • Underfloor heating to ground floor • Bi-fold doors and oak finished internal doors • Selected integrated Neff appliances
- Upgrade choices available for appliances, flooring and electrics
- **VIEWING ESSENTIAL BY APPOINTMENT** •

Price £439,950



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GENERAL INFORMATION

The Meadowview Approach - Behind our stunning contemporary designs you will find homes that are built to an exceptionally high specification. We use only the best quality materials and employ the latest construction technologies to ensure your new home is as efficient as it is beautiful. Briefly comprising an impressive entrance hall, an extremely large, well-proportioned living kitchen, family and dining room, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and four generous bedrooms. The master bedroom also features its own en-suite bathroom. The property is completed with an integral garage and car charging preparation. The gardens are landscaped to the front and rear of the property and the house sits on an extremely large plot.

LOCATION

Highfields Farm is the perfect setting for buyers wishing to settle in a quiet suburban location within easy reach of Derby city centre.

The village offers an assortment of pubs, restaurants and supermarkets as well as excellent primary and secondary schools, including the brand new Highfields Academy within a short walk of the development. The nearby Derby city centre features an excellent array of designer and high street stores within the Derbion shopping centre in addition to the boutique shops and independent cafés in the trendy Sadler Gate area.

The city also plays host to a range of cultural institutions including Derby Theatre, the QUAD cinema and Derby Museum and Art Gallery. Highfields Farm is exceptionally well placed for commuters requiring access to major road networks, including the A38 (2 minutes away) and the A50 that provides access to both the M1 to the East and the M6 to the West. Meanwhile, Derby railway station offers regular direct services to Nottingham, Birmingham New Street, London St Pancras and Sheffield.

MARKETING SUITE

Marketing suite open by appointment and operating within strict Covid guidelines. Show-home opening August 2021 which is plot 1, our Worcester house-type.

PLEASE NOTE RE: PHOTOS AND VISUAL TOUR

N.B. Images and virtual tours are of previously completed Meadowview Homes houses and show an example of the finish of our interiors. The virtual tour is of our five bedroom Warwick house type which is a very similar house type to The Hampton.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

GUEST CLOAKROOM 1.6m x 1.1m (5'3" x 3'7")

LIVING ROOM 4.3m x 4m (14'1" x 13'1")



LARGE KITCHEN/DINER 6.3m x 4.5m (20'8" x 14'9")

UTILITY ROOM 2m x 1.7m (6'7" x 5'7")

STUDY 2.6m x 2.2m (8'6" x 7'3")

ON THE FIRST FLOOR

LANDING

MASTER BEDROOM 4m x 4m (13'1" x 13'1")

EN-SUITE SHOWER ROOM 3.1m x 1.2m (10'2" x 3'11")

BEDROOM TWO 4m x 3.2m (13'1" x 10'6")

BEDROOM THREE 4.2m x 2.8m (13'9" x 9'2")

BEDROOM FOUR 4m x 2.8m (13'1" x 9'2")

BATHROOM 3m x 2.1m (9'10" x 6'11")

OUTSIDE & GARDENS

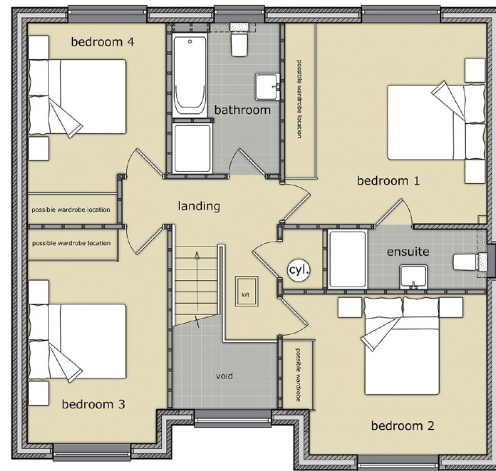
The gardens are landscaped to the front and rear of the property and the house sits on an extremely large plot. To the front the property is completed with an integral garage and car charging preparation.

COUNCIL TAX BAND

South Derbyshire District Council - TBC.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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