



Proposed Front (NW) Elevation to Hall Lane



Proposed Side (NE) Elevation

EXTERNAL MATERIALS & FINISHES.

ROOF : 'Hawkins' plain clay tiles colour 'Staffordshire Mix'
Timber barge boards where detailed colour RAL 7032
Verges to main roof incorporating dentilled brick sailing courses.

WALLS : Weinberger Terca Mix facing bricks 50% 'Old Woodford', 25% 'Kassandra' & 'Renaissance'
(subject to supply/availability)
Walls to incorporate Brick Plinth details with chamfered capping course in contrasting blue brick.

WINDOWS & DOORS : Timber double glazed windows & aluminium bi-fold doorsets finished colour RAL 7032
Front entrance doors & garage personnel doors in timber colour RAL 7032
Garage Doors 'barn style' colour RAL 7032.

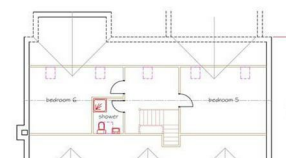
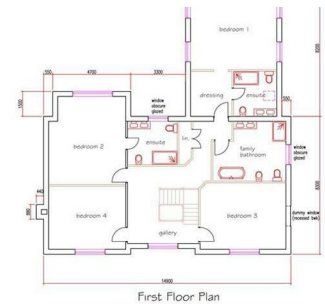
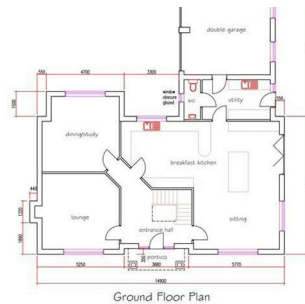
HEADS & CILLS : 'Acanthus' stone label mouldings over door/window as detailed with brick-on-edge lintel to dormer windows.
Stone lintels over garage door openings to match cills.
Stone cills to all windows as detailed.



Plot One Hall Lane

Willington, Derby, DE65 6DR

£995,000



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GENERAL INFORMATION

THE PROPERTY

Set in the sought-after village of Willington is this superb new development of three luxury homes of which plot one is now available to purchase. This stunning plot sits off Hall Lane and is being built by the renowned local builder Sunrise Homes. Sunrise are known for their quality homes, built on select developments in favoured village locations.

Plot One has accommodation arranged over three floors allowing for flexibility in how the accommodation is used. To the front, the property will have an appealing cottage-style appearance with a double garage and a drive to the side aspect. On the ground floor will be, an entrance hallway, two reception rooms, a large living kitchen, a utility, and a guest cloakroom. On the first floor will be four double bedrooms, the principal suite includes an ensuite and dressing room with the guest suite also having an ensuite and a family bathroom. To the second floor are two further double bedrooms and a bathroom.

The specification for this home includes in the sale price:-

Quality NEFF or Bosch kitchen appliances

Silestone quartz worktops

A choice of kitchen style

Engineered Oak floors throughout the ground floor

Floor Tiles to the Kitchen on request

Feature column radiators on the ground floor

Quality handle on rose door furniture

LED spotlights in the entrance halls and main living areas and bathrooms

Fully carpeted first and second floors (obviously not the bathrooms)

Tiled bathroom floors and semi tiled bathrooms, with a choice of tile

Quality brushed chrome switches and sockets

Plenty of sockets

Cat. six cabling to living rooms and bedrooms

Vaillant Boilers

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Subject to Availability these houses will come connected to Openreach/BT full fibre FTP broadband

3 phase electrics

LOCATION

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Willington is a sought after location offering lots of amenities with a supermarket, popular public Inns with eateries, florist, post office, doctors, dentist, a train station, and brilliant access to both the A38 and A50. There is a good local village primary school with John Port Spencer for secondary education. Those choosing independent schooling, don't worry, this is covered by the nearby Repton School just a short drive away, Derby High and Grammar School and Denstone Collage. The village offers lots of walking areas, the canal walk down to Mercia Marina is a particular favourite.

OUTSIDE

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Up and down lighters front and rear

External power sockets and outside taps

Ample plug sockets in the garage and cabling for a car charging point

In addition to the double garages each property has the benefit of 2 additional parking spaces

Rear gardens will be turfed, and Indian sandstone patios are included in the purchase price.

Tel: 01283548194

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CURRENT UTILITY SUPPLIERS

Water
Gas
Electric
Sewage
Broadband supplier
Broadband speeds
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/23)/DRAFT

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>
<http://www.derbyshire.gov.uk/>

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.

AGENTS NOTE

PLEASE NOTE all internal photos are currently design photos showing the styles the developers are considering and or have used in previous builds.

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

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Road Map



Hybrid Map



Terrain Map



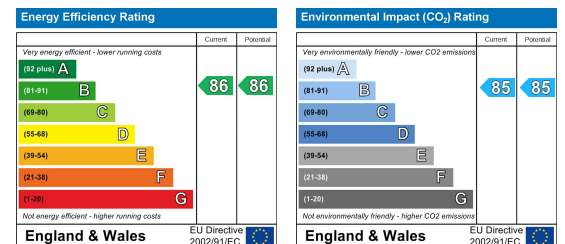
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.