SJI PROPERTIES

ESTATE AGENTS

Plot 13 – The Hatfield, Colliery Close, Langwith, Derbyshire, NG20

Fixed Price £224,950



Features

- New Build 3-bedroom semi-detached family home.
- 2 bathrooms fully wall tiled with spotlights to ceiling (En-suite to bedroom 1)
- New build finished to a high standard with excellent quality, modern appliances.
- Downstairs Wc/Cloakroom.
- Internal floor finishes throughout.
- Fitted kitchen with induction hob, extraction hood, integrated fridge-freezer and dishwasher included.
- Security alarm and security lighting front and rear.

- House builder’s 10-year warranty
- ‘A’ rated Gas central heating with zoned heating
- UPVC double glazing A++ Rated windows.
- Low energy lighting throughout.
- Private gardens with patio to the rear.
- Driveway with parking for two cars.
- Langwith / Whaley Thorns Railway station within walking distance.
- Optional extras to make it your own (contact us for more details).
- Council Tax Band TBC

Full Description

Entrance Lobby
The Entrance Lobby has luxury carpet to the floor, radiator, and a handy storage cupboard under the stairs. There are stairs leading you to the first floor and doors taking you into the kitchen/ diner, downstairs cloakroom, and lounge areas.
The front door already has power cables installed should you wish to connect your own smart doorbell.

Lounge 5.24m x 3.18m (17ft3 x 10ft5)
A bright and spacious lounge with carpet to the floor, radiator, and French doors leading onto the private rear garden. There is a window to the front elevation.
The property is fibre ready with cabling already installed allowing for third party internet and / or tv satellite installation without internal disruption (see each property for details).

Kitchen/ Diner 2.93m x 5.54m (9ft8 x 18ft2)
Half glazed internal door leads you into the Kitchen, The Kitchen has luxury vinyl to the floor covering, radiator, a window to the front elevation. It comes complete with modern base and wall units, an inset sink and complementary work surfaces. All kitchen cupboards and draws have soft close action.
There is an integrated fridge-freezer, fitted oven, induction hob with extraction hood over, integrated fridge freezer and dishwasher. A washing machine space is provided under the worktop.

Cloakroom WC
Accessed from the entrance hall with a WC with soft close seat, extractor fan, sink and towel radiator. The floor is laid with luxury vinyl flooring.

Landing
Landing, with carpet to the floor and a radiator it is located off the stairs and leads to all 3 bedrooms and the family bathroom. An extra storage cupboard is located off here and the loft access. There is a window to the front elevation.

Bedroom One 3.87m x 2.95m (12ft9 x 9ft8)
The main bedroom is located off the landing, there is carpet to the flooring and access to the ensuite. There is a radiator, and the window overlooks the front elevation. A tv point is also provided.

Ensuite 2.95m x 1.33m (9ft8 x 4ft4)
The ensuite is fully tiled (floor and walls) and has a contemporary shower, soft close low-level WC, sink, towel radiator, electric shaving point and

extractor fan.

Bedroom Two 2.95m x 3.43m (9ft8 x 11ft3)
Bedroom Two is located off the landing, there is carpet to the flooring and a radiator. The window overlooks the rear elevation. A tv point is also provided.

Bedroom Three 2.22m x 2.32m (7.4ft x 7ft7)
Bedroom Three is located off the landing, there is carpet to the flooring and a radiator. The window overlooks the rear elevation. A tv point is also provided.

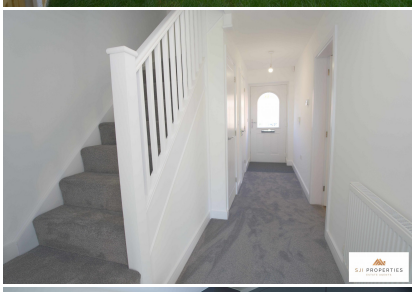
Family Bathroom 2.22m x 2.13m (7.4ft x 7ft)
A good-sized family bathroom with fully tiled walls and floor. It comes complete with wash basin, soft close low-level WC, bath, shower screen, shower and extractor fan. There are spotlights to the ceiling, a towel radiator and a window overlooking the front elevation.

Externally
The attractive, modern exterior has a welcoming entrance with canopy over. It has a side driveway for 2 cars with access to the rear private rear garden via a gate. Here you will find a patio area and lawned garden, security light with fencing all round. There is also an external water tap provided to help with washing your car or watering your garden.
External stone detailing to all facades such as stone window heads, sills, gable, eaves detailing really does finish this property. Very high-quality standard and detailing is unique to this development.

Contact Us

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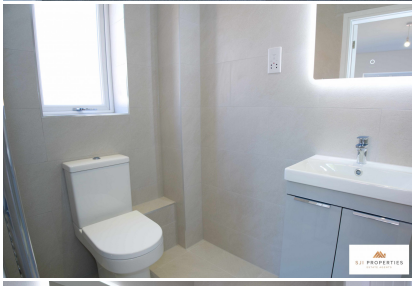












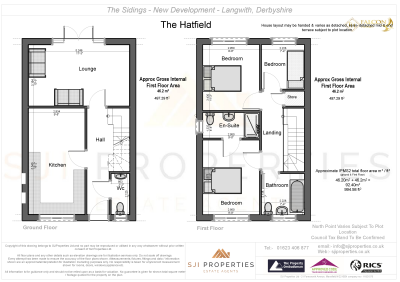












PREDICTED ENERGY ASSESSMENT

Design SAP
elmhurst energy

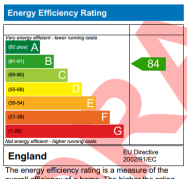
House Type B, Pit Hill,
Langwith,
Nottinghamshire

Dwelling type: House, Semi-Detached
Date of assessment: 28/06/2022
Produced by: SJI Designs Ltd
Total floor area: 93.26 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

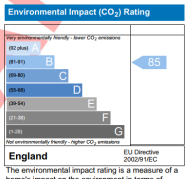
The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area, the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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This report has not been submitted through the Elmhurst Energy members' portal, therefore results are subject to change when the dwelling is completed.

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