



Brand New Semi-Detached Homes
Church Hall Place Rectory Road, Clowne, Chesterfield, S43 4BH
£275,000



* HIGH SPECIFICATION NEW BUILDS * RESERVE NOW FOR CHOICE OF KITCHEN AND COMPLETION EARLY 2026 * SMALL DEVELOPMENT OF FIVE PROPERTIES (TWO PAIRS OF SEMI-DETACHED HOUSES + DETACHED BUNGALOW) * DINING KITCHEN WITH FRENCH DOORS TO REAR GARDEN * THREE GOOD SIZED BEDROOMS - MASTER WITH ENSUITE SHOWER ROOM * GROUND FLOOR CLOAKS/W.C. * FAMILY BATHROOM WITH FOUR PIECE SUITE * GOOD SIZED LOUNGE WITH FRONT ASPECT * UNDERFLOOR HEATING * GARAGE, DRIVEWAY & GARDENS

W T Parker are proud to act on behalf of this highly reputed local developer to bring to the market an exclusive range of quality homes forming a small, select development adjacent to their previous gated development; Kingfisher View.

This listing details the four semi-detached properties on offer, the detached bungalow is available at a guide price of £399,950 and is detailed on a different listing.

The homes are built to an exceptionally high standard throughout and briefly comprise to the ground floor: reception hall with cloaks/w.c. off, sizeable lounge and dining kitchen spanning the width of the property to the rear and having double French doors leading to the garden. To the first floor there are three generously proportioned bedrooms and ensuite shower room along with a family bathroom. Outside, all properties have a driveway and garage.

The development is well-served with a host of amenities and facilities nearby and is positioned close to the Clowne Linear Trail.

Call now to view 01246 232156



GROUND FLOOR

Reception Hall

A sizeable reception hall which provides a welcoming entrance and has stairs to first floor accommodation. Also benefitting from underfloor heating and doors to:

Cloakroom/WC

To be fitted with a white suite comprising low flush w.c., and wash hand basin along with continuation of the underfloor heating.

Lounge

17'8" x 11'0" (5.40m x 3.37m)

A sizeable reception room which enjoys a lovely aspect with a large box bay window to front elevation. Also having continuation of the underfloor heating.

Dining Kitchen

18'0" x 11'10" (5.50m x 3.62m)

Enjoying a rear aspect, the dining kitchen spans the full width of the property and will have designated kitchen and dining areas.

All buyers placing an early reservation will have a CHOICE OF KITCHEN UNITS which will comprise quality wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap over. Appliances will include integrated appliances; AEG Hob, AEG Oven, Caple extractor, AEG Dishwasher, AEG Microwave, AEG Fridge Freezer, AEG Washer, integrated Iberna Dryer, Bathrooms En-suit and downstairs toilets are all tiled halfway too, not just the splashback areas.

Each property comes with an alarm system.

There will be continuation of the under floor heating along

with window and double French doors and side panels leading out to the landscaped rear garden.

A spacious modern kitchen located to the rear of the property. It has a large double glazed window and modern kitchen units and worktop. It also has double glazed French doors providing access out to the Rear Garden.

FIRST FLOOR

Landing

With window to side elevation, built-in airing cupboard and doors to:

Master Bedroom

10'11" x 11'0" (3.35m x 3.37m)

A good sized double bedroom with window to front elevation, radiator and door to:

En-Suite Shower Room/WC

To be fitted with a three piece white suite comprising shower enclosure with fitted shower and glazed door, low flush w.c. with concealed cistern, wash hand basin with mixer tap, ceramic wall tiling and heated towel rail.

Bedroom Two

11'10" x 10'11" (3.62m x 3.35m)

Enjoying a lovely aspect with window to rear elevation and radiator.

Bedroom Three

10'11" x 7'3" (3.35m x 2.22m)

With window to front elevation and radiator.

Family Bathroom/WC

To be fitted with a four piece white suite comprising panelled bath, shower enclosure with fitted shower and glazed door and side panel, low flush w.c. with concealed

cistern, wash basin with mixer taps, ceramic tiling, window to rear elevation and heated towel rail.

Outside

Gardens will be enclosed by timber fencing and turfed to the rear.

All plots will have the benefit of a driveway and garage and will also have an external power supply.

Tenure

Understood to be Freehold

EPC

Assessment will be provided upon completion of the build.

Timescales

The builders anticipate that completion of the build will be Spring 2026

Viewing

The plots are positioned on an active building site and it is therefore not advisable to turn up without having made a prior appointment with the agent.

Please contact W T Parker on 01246 232156 to arrange a viewing with the developer.

Reservation

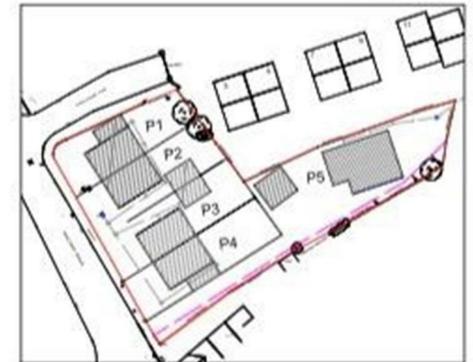
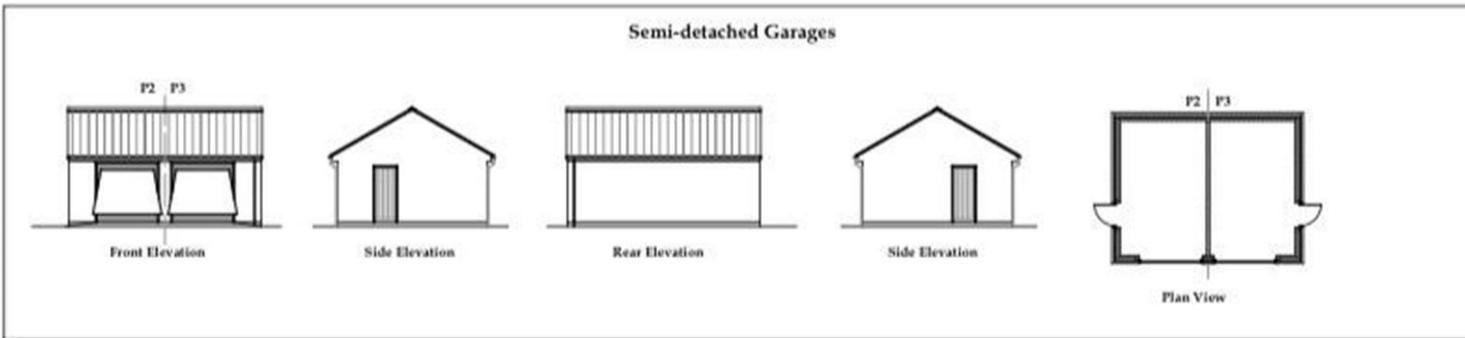
Early reservations are being taken on all plots and provide the 'early bird' purchaser with the choice of kitchen fittings.

Please contact the selling agent for further information.

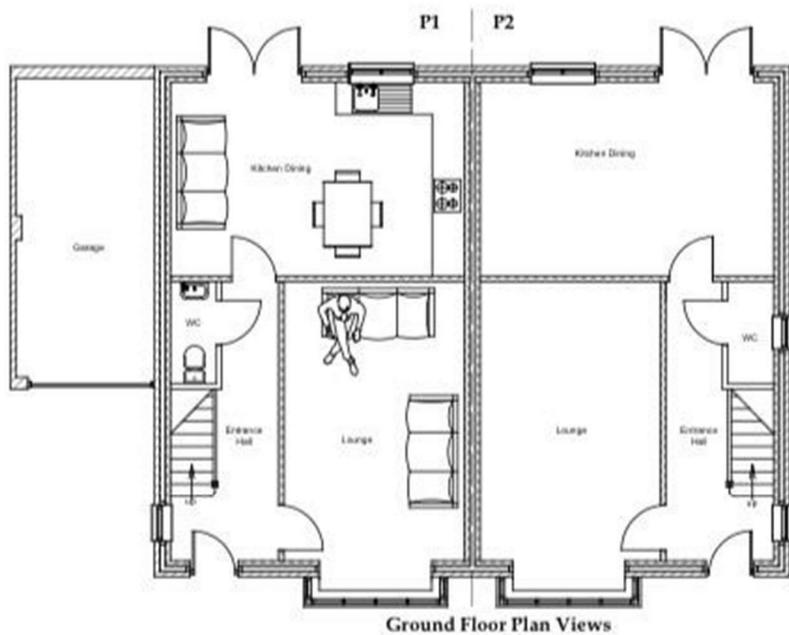
W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.

**Proposed Development At
Rectory Road
Clowne
Plots 1-4**

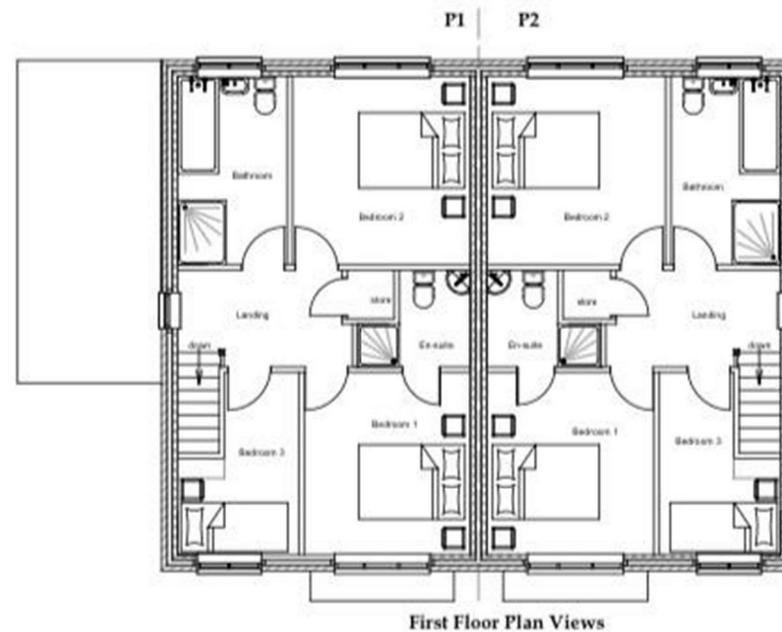
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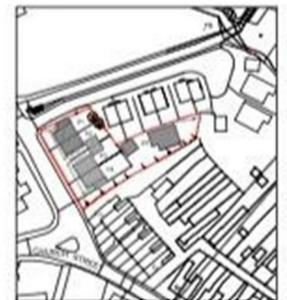
Site Layout Plan



Ground Floor Plan Views



First Floor Plan Views



Site Location Plan

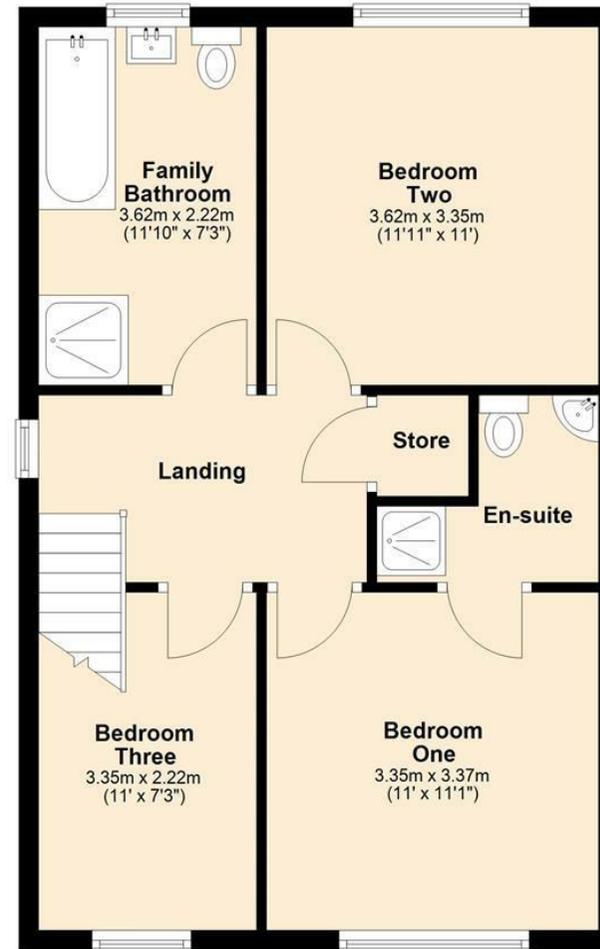
Ground Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.3 sq. feet)



Total area: approx. 92.0 sq. metres (989.9 sq. feet)