



**BRAND NEW DETACHED BUNGALOW**  
Church Hall Place, Rectory Road, Clowne, S43 4BH  
**GUIDE PRICE £399,950**



READY SPRING 2026! \* BRAND NEW DETACHED BUNGALOW \* THREE GENEROUS BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM/W.C. \* SIZEABLE DINING KITCHEN WITH BI-FOLD DOORS TO OUTSIDE \* UTILITY ROOM \* GOOD SIZED LIVING ROOM WITH BI-FOLD DOORS TO OUTSIDE \* BATHROOM WITH FOUR PIECE SUITE \* ENTRANCE HALL WITH CLOAKS CUPBOARD \* DOUBLE DETACHED GARAGE \* DRIVEWAY AND GARDENS

W T Parker are delighted to offer to the open market this quality detached bungalow which is currently under the final stages of construction. The property is being built by a highly reputed local developer who previously built the adjacent 'Kingfisher View' development.

The property itself offers an extremely well-proportioned living space which boasts a high-specification build throughout and offers all the benefits of low maintenance, single storey living. It's extremely convenient location provides ease of access to local amenities and facilities making it a practical choice for an array of potential buyers.

Internally, the property briefly comprises: entrance hall with cloaks cupboard and opening out to the inner hallway, living room with bi-folding doors leading out to the rear garden, kitchen/dining room which will be fitted with a high quality range of kitchen units/appliances and also has bi-folding doors leading out to the rear garden. There are three generously sized bedrooms, the master having an ensuite shower room/w.c. and a family bathroom which will be fitted with a four piece suite.

Externally, a driveway provides ample off street parking for several vehicles and leads to the detached double garage.

Viewing is strictly through the selling agents on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)

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## GROUND FLOOR ACCOMMODATION

### Entrance Hallway

With entrance hall to front elevation, built-in boot room/cloaks cupboard housing the underfloor heating manifold, high quality laminate flooring with underfloor heating, doors leading off to:

### Living Room

14'11" x 11'11" (4.56m x 3.65m)

A fabulous principle reception room which is of good proportion with underfloor heating, double glazed window to front elevation and double glazed bi-fold doors leading out to the rear garden.

### Kitchen/Dining Room

11'11" x 17'7" (3.65m x 5.38m)

A sizeable family dining kitchen providing the hub of the home and perfect for entertaining.

The kitchen is offered with high specification fittings and includes AEG integrated oven, hob, extractor hood, dishwasher and fridge freezer.

There will also be continuation of the high-quality laminate flooring with underfloor heating along with a double glazed window to rear elevation and bi-fold doors leading out to the rear garden.

### Utility Room

5'9" x 5'3" (1.76m x 1.61m)

Accessed from the kitchen and having wall and base cupboard units with worksurfaces over and inset sink unit. Also having space and plumbing for washing machine and tumble dryer along with door leading to rear elevation.

### Master Bedroom

11'11" x 11'0" (3.65m x 3.36m)

A sizeable master bedroom which has sizeable double glazed picture window, underfloor heating and door leading through to:

### En-Suite Shower Room/WC

8'9" x 4'9" (2.68m x 1.47m)

A good sized ensuite which will be fitted with high quality sanitary wear to include low flush w.c. with concealed cistern and adjoining vanity cupboard with wash basin having brass mixer tap over. Also having an over-sized walk-in shower enclosure with co-ordinating brass fittings and glass screen. The room also has UPVC double glazed window, inset ceiling spotlights, towel rail and underfloor heating.

### Bedroom Two

11'4" x 8'6" (3.46m x 2.61m)

An extremely good sized double bedroom which has UPVC double glazed window to front elevation and underfloor heating.

### Bedroom Three

11'4" x 8'10" (3.46m x 2.71m)

Another spacious double bedroom also having UPVC double glazed window to front elevation and underfloor heating.

### Family Bathroom/WC

5'10" x 10'5" (1.79m x 3.18m)

An exceptionally good-sized family bathroom which will again be fitted with high quality sanitary wear to incorporate a four piece suite comprising low flush w.c. with concealed cistern, vanity unit with inset wash basin and brass mixer tap, panelled bath with co-ordinating brass fittings along with shower enclosure, underfloor heating, heated towel rail and inset ceiling spotlights.

## OUTSIDE

### Front

To the front of the property there will be a tarmacadam driveway which will provide off street parking for several vehicles and leads to the detached brick built garage which has electronically operated doors, light and power.

Gardens will be landscaped and barked.

### Rear Garden

To the rear of the property there is an enclosed rear garden which will be laid to lawn.

### Viewing

The bungalow forms part of a development which is currently under construction and all viewings are therefore strictly by appointment.

### EPC Rating

To be confirmed

### Council Tax Banding

To be assessed.

### Fixtures & Fittings

All fixtures and fittings throughout the property are of superior standard for a property of this type.

As previously mentioned, the developer is happy to offer a choice of kitchen fittings for early reservations.

### Heating

The property has a multi-zone heating system which is powered by an air source heat pump.

### Build Schedule

The property is on schedule to be completed towards the end of 2025.





## Ground Floor

