



£495,000

Common Lane, Higham DE55 6BU

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Brand New Detached Property
- Sought After Village Location
- Superb Family Home
- Large Open Plan Family Living Kitchen
- Lounge, Study & Downstairs WC
- Four Bedrooms
- Master Bedroom with En Suite
- Optional Solar Panel System
- Under Floor Heating Throughout
- Air Source Heat Pumps
- New Homes Ten Year Warranty
- Rural Location

Property Description

Exciting new development situated in sought after village location on the outskirts of Higham Derbyshire . Individual detached family homes built by local builder Blueline Homes Ltd.

Main Particulars

An exciting new development of quality detached houses situated in a sought after village location with countryside views and walks on the door step.

An Individually designed detached family home with integral garage. Quality, fully integrated kitchen with bi-fold doors, separate utility room, study and downstairs cloakroom/WC. Lounge with feature fireplace and bi-fold doors to the rear garden. Four Bedrooms with Spacious Master bedroom and en-suite.

Outside the property benefits from a driveway, garage with electric door and gardens.

There are several options available to the buyer with regards to wardrobes *subject to the stage of the build.

Please speak to the office to arrange an onsite visit and for further information.

The artist impressions / photos used in our brochures, website and marketing materials are for illustration purposes only and are used to represent typical house types and internal layouts.

These have been created from architect drawings viewpoint to give the feel for the development, not an accurate description of the property.

Measurements should not be used for the purpose of purchasing carpets, curtains, household appliances or furniture.

The dimensions may vary within NHBC guidelines due to each property being individually built.

Whilst every effort has been made to ensure that these specifications are correct, it is designed specifically as a guide and and Blueline Homes Limited reserve the right to amend this as necessary and without notice.

Downstairs Information

Flooring: Living rooms are fitted with either a choice of laminate wood or carpet, we allow our purchasers to choose this. The remainder of the ground floor flooring is tiled with tiles supplied by Porcelanosa.

Kitchen: We fit a fully integrated Kitchen in all of our plots, and we fit built into all of our Kitchens, all white goods which includes, full length fridge, full length freezer, oven, grill, microwave , dishwasher, hob & warming drawer. The Kitchens are of the highest quality with soft close doors and a range of different shelving and drawers including integrated recycling bins. We compliment the Kitchens with a 30mm Quartz worktop, inset sinks and drainers, island with breakfast bar and ceiling mounted extractor fans. Bi-Fold doors.

Utility: Built in washing machine and separate tumble dryers. We also install another sink and use the same cabinets and 30mm Quartz stone worktops as the rest of the Kitchen.

Living room: Feature fireplace with space for real log burners or electric fire in each plot. Large bi-fold doors to rear garden.

Further Information: Throughout the house we include oak doors and we fully carpet every plot and we allow our individual purchasers to choose from our chosen carpet range. The staircases are an oak staircase with glass inserts and we also include multiple bespoke aluminium bi-fold doors to the rear garden. All of our houses come with a burglar alarm and external security up and down lights.

First Floor Information

Bedrooms: All bedrooms are fully carpeted, and the purchasers can choose to have a whole scheme of built-in wardrobes throughout and these are made by our in house bespoke joiner. We allow the purchaser to choose their own design of the wardrobe, and this can include a whole range of different internal and external configuration including mirrored doors, sliding drawers, vanity units, angled shelving, discrete built-in lighting etc.

Bathrooms: All of our bathrooms are kitted out with suites supplied by Scudo Bathrooms. Our bathrooms always include a large walk-in shower with large rainfall shower head above, separate free standing bath, wash hand basin and WC. The tiling throughout our bathrooms, including the floor and walls, is supplied by Porcelanosa as well. Our bathrooms also include shaver charging points, vanity unit with storage and tiled neiche's in the shower.

External Information

We include larger than standard single and double garages and they all include electric garage doors. Internally, as standard, we fit multiple double electric sockets and wiring connection for an electric charging point. The gardens of the homes include large patio areas, multiple outside double sockets and are lawned with a landscaped border which we plant with a range of different small plants. We also install multiple up and down lights around the whole house, a security light above the garage and a further down light.

Additional Information

Windows: Our bi-fold doors are aluminium and the windows throughout the houses are bespoke casement windows.

Ground Floor

Entrance Hallway

4.28m x 2.175m (14' 1" x 7' 2")

Study

3.725m x 2.043m (12' 3" x 6' 8")

Lounge

5.243m x 3.725m (17' 2" x 12' 3")

Open Plan Dining Kitchen

8.960m x 3.785m (29' 5" x 12' 5")

Utility Room

2.825m x 1.823m (9' 3" x 6' 0")

Downstairs Cloakroom

2.046m x 1.085m (6' 9" x 3' 7")

First Floor Landing

Master Bedroom

4.98m x 3.77m (16' 4" x 12' 4")

En-Suite

2.82m x 1.835m (9' 3" x 6' 0")

Bedroom Two

3.87m x 3.73m (12' 8" x 12' 3")

Bedroom Three

3.87m x 3.73m (12' 8" x 12' 3")

Bedroom Four

3.735m x 3.40m (12' 3" x 11' 2")

Family Bathroom

2.97m x 2.86m (9' 9" x 9' 5")

Outside

Front Garden

Garage

6.235m x 3.12m (20' 5" x 10' 3")

Rear Garden



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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