



## Mill View Meadows, Wirksworth, DE4 4BG

**\*SHOW HOME NOW OPEN - £2,000 TO SPEND YOUR WAY OR BLINDS PACKAGE THROUGHOUT!!\***

Brand-new home from Arkwood Developments – an award-winning company for design excellence. High-spec features include Sheraton kitchen with integrated appliances, LVT flooring, solar panels, and EV charger. EPC A-rated for energy efficiency and exceptional value for money.

On the ground floor, the entrance hall leads into the living room and on through to the kitchen-diner and a useful ground floor WC. Stairs lead up to the first floor, where you will find two double bedrooms and the family bathroom.

Directly in front of the home are two allocated parking spaces with an EV charging point, whilst the rear garden has a timber bike storage unit, dining patio and seeded lawn.

Optional upgrades are available on a range of items in the home and garden - we'd be delighted to discuss these with you.

*\*Please note that the photographs used are of the show home and not of this specific plot\**

Nestled in the heart of the Derbyshire Dales, Mill View Meadows is a stunning new development of 30 contemporary 2 & 3 bedroom homes, perfectly positioned next to the historic market town of Wirksworth that has been named 'The Best Place to live in Derbyshire' by The Sunday Times.

- Brand new development beside historic mill with countryside views
- Two double bedrooms and family bathroom (with shower over bath in main bathroom)
- Modern New Build – Sheraton Kitchen, LVT Flooring & Appliances Included
- Fitted kitchens with integrated appliances included
- £2,000 TO SPEND YOUR WAY OR BLINDS PACKAGE THROUGHOUT!!
- Smart thermostat heating control and gas central heating
- Two parking spaces with EV charging point
- Award-Winning Developer – High-Spec Eco Home with Solar Panels & EV Charger
- Solar panels and dedicated bike storage
- Quality flooring fitted throughout

**£265,000**

## Mill View Meadows, , Wirsoworth, DE4 4BG

### The Spinner

The Spinner is a smartly designed two-bedroom home that's perfect for modern living. Whether you're stepping onto the property ladder or looking to downsize, this low-maintenance home is suitcase-ready, energy-efficient, and full of thoughtful touches.

Inside, a bright and welcoming living room offers a cosy space to relax or catch up with friends. At the rear, the stylish kitchen features French doors that open onto the garden, bringing in plenty of natural light and creating a lovely spot for morning coffee or summer evenings outdoors. A handy downstairs WC adds extra convenience to the ground floor layout.

Upstairs, you'll find two comfortable double bedrooms, offering flexibility for guests, a home office, or simply extra space to grow into. The main bedroom includes space for fitted wardrobes, while the modern bathroom is finished with sleek fittings and a thermostatic shower over the full-size bath — perfect for both quick morning routines and relaxing evening soaks.

With efficient gas central heating and a well-insulated design, the Spinner helps keep energy bills manageable while keeping you warm and comfortable all year round. Best of all, it's ready to move into with everything you need included as standard.

### Front of the home

Immediately in front of the home are two allocated parking spaces, with an EV charging point. A path leads to a gate into the rear garden, which includes a dedicated timber bike storage unit. Enter the home through an insulated contemporary front door with multi-point locking system.

### Entrance Hall

With a recessed entrance mat, the entrance hall has stairs directly in front up to the first floor and a door on the left leads into the living room.

### Living Room

13'7" x 11'0" (4.15 x 3.371)

With an east-facing window, the room is flooded with natural light and has plenty of room for living room furniture. The room has white matt emulsion walls and an open entrance leads through to the kitchen.

### Kitchen-Diner

8'5" x 14'4" (2.573 x 4.39)

You can select between a contemporary finish or traditional 'Shaker'-style door finishes. All kitchens at Mill View Meadows include a ceramic hob and extractor fan, an integrated oven, washer-dryer, fridge-freezer and dishwasher. A 1.5 stainless steel sink is set beneath the south-facing window, with a pleasant view out to the development. The kitchen also includes LED downlights and an integral pull-out recycling bin.

The dining area has space for a 4 seater dining table.

### Ground Floor WC

3'5" x 5'10" (1.05 x 1.792)

With ceramic WC, pedestal sink and ceiling light fitting.

### Bedroom One

14'4" x 9'10" (4.39 x 3)

Located at the front of the home, with an east-facing window, this room is lovely and bright. You can select the colour of the carpet in this room, which also has a radiator and low energy lighting.



**Bathroom**

6'10" x 6'8" (2.088 x 2.048)

The bathroom has modern vinyl flooring and white bathware. The bath has chrome taps, with a mains-fed shower over and tiled surround. There is a porcelain pedestal sink with chrome taps and a WC. The room also includes a vanity unit, chrome heated towel rail, frosted double-glazed window and recessed ceiling spotlights.

**Bedroom Two**

14'4" x 8'11" (4.39 x 2.725)

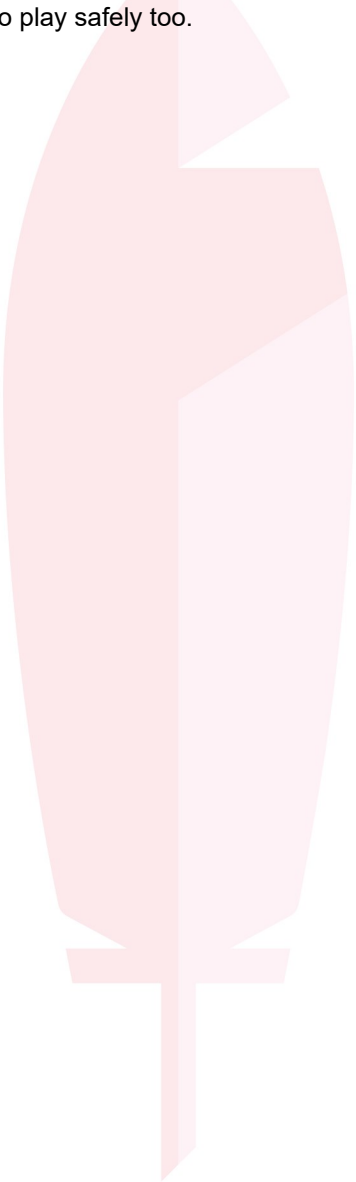
This carpeted bedroom is located at the rear of the home, with a view over the garden. The bedroom has a radiator and low energy lighting. There is plenty of space in this bedroom for a double bed and additional furniture.

**Store Room**

2'11" x 2'8" (0.9 x 0.827)

**Rear Garden**

Accessed via a path to the side of the home and from the kitchen-diner, the garden has a paved patio and seeded lawn. There is a timber bike storage unit and timber fences to the side and rear boundaries. This is a spacious enclosed garden, perfect for relaxing with friends and family - and for children to play safely too.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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