



**The Nostell - Plots 4 & 5 – 4 bedroom Detached
Orchard Grove, Retford Road, Blyth, S81 8EY**



Welcome to Orchard Grove. An exclusive development of just five luxury detached executive new homes. Located on the fringe of this sought after village, these beautiful homes will be built to exacting standards and finished to a high specification throughout.

Make The Nostell your new family detached home.

Set on this private cul-de-sac of only 5 executive detached homes, The Nostell is a delightful 4 bedroom detached family home. Crafted to a high standard by this local well respected house builder, Woodsett Homes.

Enter your new home into the welcoming entrance hallway with access to the downstairs WC, storage cupboard and stairs to the first floor. From the hallway you can access your ground floor accommodation. Relax in your family lounge with box bay window and to the rear of the property is your stunning contemporary kitchen and providing you with a comprehensive integral appliance pack, quartz worktops and island breakfast bar. This space flows with open plan living to your dining/entertaining area. Complimented with bi-fold doors allowing you to open up to the outdoors on those warm summer evenings. The ground floor is completed with that all important utility room which has a side facing door and courtesy door to your integral garage.

To your first floor, the galleried landing provides access to your 4 bedrooms (the main benefiting from en-suite) and four-piece family bathroom. Your bathrooms will all be finished with contemporary white suites. Externally you will find ample off road parking and enclosed rear garden with paved patio and lawn beyond. With only two Nostell's available the time to act is now! (Plots 4 and 5)





Approx. Measurements.

Ground Floor

Living room

4.93 x 3.70 meters

Kitchen/Diner

4.02 x 7.49 meters

Utility Room

1.98 x 3.07 meters

Downstairs WC

1.93 x 1.25



Approx. Measurements.

First Floor

- Bedroom 1
3.53 x 3.48 meters
- Bedroom 2
3.07 x 5.75 meters
- Bedroom 3
3.81 x 3.17 meters
- Bedroom 4
2.93 x 3.67 meters
- Bathroom
2.58 x 3.17 meters

Specification

Kitchen

- Choice Hacker German kitchens as standard (Large choice and kitchen consultation available depending on build stage)
- 20mm Quartz worktops, 100mm upstand and splash back as standard, window sill included. (Choice depending on build stage)
- Integrated Bosch appliances including single oven, induction hob, fridge freezer and dish washer included
- Downlights and wall unit under lights to kitchen area.

Bathroom and En-suites

- Half-tiled walls to bathroom and fully-tiled shower area
- Fully-tiled en-suites and shower rooms
- Floors fully tiled to both bathroom and en-suite (Choice depending on build stage)
- Wall hung vanity units (Choice of unit colours depending on build stage)
- White sanitaryware suites
- Chrome towel rails
- Chrome downlights
- Electric wall hung mirror

Downstairs WC

- Half-tiled walls
- Floor standing sink unit (Choice of colours depending on build stage)

Additional Internal Specification

- Energy efficient system boiler
- Ceiling and walls finished in a choice of white, light grey or magnolia emulsion.
- Feature staircase with white satin finish and oak handrail
- Security alarm to house and integral garage only.
- PVCu bi-fold doors in anthracite external and chrome handles and hinges.
- PVCu double glazed windows in anthracite external and white internal finishes with chrome handles and hinges.
- HIVE or equivalent thermostatic heating controls

External

- Landscaping to front garden
- Turf only to rear garden
- Block-paved drive, flagged footpath and patio
- Remote-control garage doors
- Outside tap
- Power and lighting to garage
- EV charging point

***Standard Carpet to be included in the following rooms:**

Hallway and stairs

Living room

Study

All Bedrooms and dressing rooms.

10 Year Premier Warranty included.



WOODSETT

HOMES



Viewing arrangement by appointment

01302 510 140

doncaster@blundells.com

26 Hall Gate, Doncaster, South Yorkshire, DN1 3NL



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: DON_AQD210003_AL4PL_8

Energy performance certificate (EPC)

5 Orchard Grove
Blyth
WORKSOP
S81 8GP

Energy rating

B

Valid until: **29 September 2032**

Certificate number: **1752-3131-4530-1538-2222**

Property type

Detached house

Total floor area

161 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.21 W/m ² K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.16 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.6 m ³ /h.m ² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 83 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is B. It has the potential to be A.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 2.4 tonnes of CO2

This property's potential production 1.2 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from B (85) to A (93).

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£38
2. Solar photovoltaic panels	£3,500 - £5,500	£342

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£571
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Potential saving	£38
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

[. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	6360 kWh per year
Water heating	2222 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Cory Skrzypkowski
Telephone	01623 573009
Email	info@compliant-epc.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO031821
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	28 September 2022
Date of certificate	30 September 2022
Type of assessment	SAP
