



Peak View, Edinburgh Drive, North Anston, S25 4HD



Peak View is an exclusive one off plot, located in a private setting in North Anston, with stunning views to the rear of the property. It is a rare opportunity to purchase an individual new build property with a view of the peak district in the distance.

This beautiful home will be built to an excellent standard and finished to a high specification throughout. This stunning 5 bedroom detached executive home. Crafted to a high standard by this local well respected house builder, Woodsett Homes.

Your new home journey starts in the spacious entrance hallway with access to the downstairs WC, 2 cloak/storage cupboards and stairs to the first floor. From the hallway you can access your ground floor accommodation. Your family lounge, a snug/office/play room and to the rear of the property the hub of the home, that all important kitchen/dining/family space. Fitted with a stunning contemporary kitchen and providing you with a comprehensive integral appliance pack, quartz worktops and breakfast bar. This space flows through seamlessly from cook – eat – entertain. The bi-fold doors ensure that in warmer times your living and entertaining doesn't just stop within your new home. The ground floor is completed with that all important utility room which has a side facing door and is ideal for those muddy boots and paws. To your first floor, the galleried landing provides access to your 5 bedrooms (2 benefiting from en-suites) and family bathroom. Your bathrooms will all be finished with contemporary white suites.

Externally you will find your double garage, ample off road parking and enclosed rear garden with paved patio and lawn.



## 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 (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

### 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 white matt emulsion
- Feature staircase with white satin finish and oak handrail
- Security alarm to house and garage
- PVCu bi-fold doors in anthracite external and white internal finishes
- PVCu double glazed windows in anthracite external and white internal finishes
- HIVE thermostatic 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
  - Smart home electric upgrades available including CCTV, whole home Wi-Fi, ceiling mounted speakers, lighting controls etc (Depending on build stage)
- 10 Year Premier Warranty included.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approx. Measurements.

**Ground floor**

*Living Room*

5.11 x 4.28 metres

*Study*

4.08 x 3.76 metres

*Downstairs WC*

1.81 x 1.25 metres

*Utility*

2.16 x 1.85 metres

*Kitchen dining/family area*

10.86 x 4.3 metres (reducing to 3.7 metres)

**First Floor**

*Bedroom 1*

4.49 x 3.69 metres

*Dressing room*

2.97 x 1.78 metres

*Bedroom 2*

4.33 x 2.34 metres (reducing to 2.89)

*Bedroom 3*

3.86 x 3.63 metres

*Bedroom 4*

3.86 x 3.63 metres

*Bedroom 5*

3.43 x 3.09 metres

*Bathroom*

2.58 x 2.97 metres



WOODSETT  
HOMES



Viewing arrangement by appointment

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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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