



## Shaftesbury Hackwood Grange, Mickleover Starflower Way, Mickleover, DE3 0FS

### PART EXCHANGE CONSIDERED

Plot 421 - The last remaining Shaftesbury- incentives included worth over £44,000

Stamp duty paid at £12,700

Flooring package worth £18,000

Fully fitted kitchen with island, upgraded doors, integrated appliances and granite worktop. Worth £13,345

Designed around the dynamics of modern family living, The Shaftesbury is the epitome of our prized Heritage Collection. The beautiful exteriors embody the architecture of the Arts and Crafts movement, while the

**£454,000**

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4



2



2



2



Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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