



£312,995

Hesketh Close, Ripley DE5 9TT

Detached House | 3 Bedrooms | 2 Bathrooms

01773 832355

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# Step Inside

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## Key Features

- Plot 55
- New Build Home
- Three Bedroom Detached Home
- Air Source Heat Pumps
- Assisted Move Available
- Driveway Parking
- Solar Panels
- Enquire Now!
- First Releases!

## Property Description

PLOT 55 - The Green at Holborn Place is a beautiful development offering a selection of two, three, and four-bedroom new homes in the charming village of Codnor in Derbyshire and is the next phase following our successful and sought-after Holborn Place development. The development features 58 plots with 11 distinct house types providing a diverse range of homes. This Derbyshire development offers a charming blend of rural tranquillity and convenient access to local amenities, making it a desirable location for those seeking a quintessential village lifestyle. Excellent road links and public transport services mean that the city centre of Derby is within 25\* minutes, while Nottingham can be reached in just over half an hour\*. Amidst rising energy costs, our cutting-edge new home energy-efficient solutions, like air source pumps\* with Smart Hive controls, underfloor heating\*, PV panels and EV Chargers offer significant savings to purchasers \*Plot specific

## Main Particulars

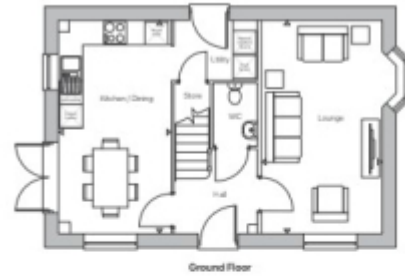
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Ground Floor



First Floor

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HOMES TO BUILD A LIFE BY

## THE GREEN AT HOLBORN PLACE

### *The Tissington*

| Room   | Measurements  |              |
|--|---------------|--------------|
| Kitchen/Dining   | 2.85m x 5.42m | 9'4" x 17'9" |
| Lounge   | 3.04m x 5.42m | 10' x 17'9"  |
| Master Bedroom   | 2.85m x 3.46m | 9'4" x 11'4" |
| Bedroom 2  | 3.08m x 2.74m | 10'1" x 9'   |
| Bedroom 3  | 3.24m x 2.59m | 10'8" x 8'6" |
| <b>Plot 2 (14, 17H), 23H-1, 25H-1, 32, 36, 38, 49H-1, 52, 55H-1)</b> |               |              |

\*Note marked with (H) are 'Hot Deck'. This means the house layout is a mirror image of the plan shown above. Our floorplans depict a typical layout for each house type and are subject to change. For exact plot measurements, details of internal and external finishes, dimensions, window locations and floorplate differences please contact your Sales Executive. All dimensions are +/- 100mm and are not shown to scale.

Floorplans should not be relied upon to specify floorings, items of furniture or appliances. The floorplan layout and furniture positions are for illustrative purposes only. All our property particulars and related information are to be treated as a guideline only and do not constitute part of any contract or warranty. Please speak to your Sales Executive who can clarify plot specific details and if otherwise refer to our website & brochures.

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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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