



my affordable home

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**2 Bedroom**

**Ellen Gardens | Holmewood | The Falcon**

**£82,000**

## Full Description

2 bed 1 bathroom

**Emh is delighted to present The Falcon**, a new build 2-bedroom house available for shared ownership at our exciting new development, Ellen Gardens, in the charming village of Holmewood, Derbyshire.

The property briefly comprises of:

**Ground Floor:** There is an entrance hallway, WC with wash hand basin and splashback tiling, fitted dining kitchen with built in oven, hob and cooker hood, lounge and rear door leading to the turfed rear garden.

**First Floor:** To the first floor there are two bedrooms and a family bathroom with a 3-piece suite and a shower over the bath and glass shower screen. The property benefits from gas central heating, double glazing and off-road parking.

This home (Plot 3) is shown on the left of the CGI

For more detailed information on share purchase prices, estimated rent, and a comprehensive overview, please refer to our Key Information Document 1 (KID1).

### **Shared Ownership: A Stepping Stone to Home Ownership**

Shared ownership offers a fantastic opportunity to get your foot on the property ladder. You can purchase an initial share of The Kestrel, ranging from 25% to 75% in 5% increments. This makes homeownership more affordable, especially for first-time buyers. The affordability will be assessed to ensure it aligns with your financial situation.

### **Grow your Ownership Over Time**

As you build your financial security, you have the flexibility to increase your ownership stake through a process called staircasing. This option becomes available after just 12 months, allowing you to gradually own up to 100% of the property.

### **About the area:**

Holmewood is a village situated in the North East Derbyshire district of Derbyshire, England. It was historically known for being a coal mining village. The village itself transformed after the closure of the colliery in 1970, but its history is still evident in the residents' spirit and the community vibe.

Nowadays, Holmewood offers a unique blend of character and modern amenities. There are many small shops in the village, providing for most everyday needs. But the real charm of Holmewood lies in its surroundings.

Just a short drive away, discover the Five Pits Trail, a scenic 5.5-mile rail trail that winds its way through idyllic countryside. Perfect for cyclists, walkers, and nature enthusiasts, the Five Pits Trail is a haven for outdoor adventure. Cast a line in the tranquil ponds, a haven for anglers seeking a peaceful retreat, or become an avid birdwatcher and discover the rich variety of feathered friends that call Holmewood home. The Five Pits Trail links Grassmoor to Tibshelf, with several ponds along the way. The area is popular with anglers and birdwatchers alike.

### **How to apply:**

Please visit the following section of our website which will guide you through the application process for homes that have been released for sale:

[Apply online](#)

*Disclaimer: Photographs and computer-generated images are used for illustrative purposes only. Whilst every attempt has been made to ensure accuracy, they must not be relied upon.*

### **Features**

- 2 Bedroom detached house
- Two double bedrooms
- Lounge
- Fitted kitchen with upstands
- Family bathroom with shower over the bath and glass shower screen
- Downstairs WC
- Tiled flooring to wet areas
- Enclosed turfed rear garden
- Off road parking
- EV charging points

