



# HOPKINS & DAINTY

ESTATE AGENTS



## Lily Street Farm, Alfreton, DE55 1DZ

**£327,995**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer THE BOSWORTH. A BRAND NEW HOME on the edge of Swanwick, near Alfreton.

Set on this up and coming new estate, convenient for access to the A38 with onward travel to the M1 at Junction 28 or into Derby.

The BOSWORTH is a spacious 4 bedroom family home. The ground floor hallway leads to a front facing lounge with patio doors leading to the rear garden. Adjacent to the lounge is an open plan kitchen/dining area featuring a separate utility area. On the first floor you will find four good sized bedrooms as well as a large family bathroom. The property has gas central heating, double glazing, parking and a GARAGE.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

PLEASE NOTE that the images shown may not be of the actual plot that is for sale, but have been taken from a similar style house on the same development. Reservation fees apply.

## Entrance Hall

## Guest WC

## Kitchen/Diner 19'7" x 8'11" (5.98 x 2.73)



## Utility Room

## Lounge 19'7" x 10'0" (5.98 x 3.05)



## First Floor Landing

## Master Bedroom 10'2" (max) x 6'9" (3.10 (max) x 2.07)



## Bedroom 2 10'5" x 9'5" (max) (3.19 x 2.88 (max))



## Bedroom 3 8'10" x 7'3" (2.70 x 2.21)

## Bedroom 4 9'2" x 6'10" (2.81 x 2.09)

## Bathroom



## Front/Driveway

## Garage

## Rear Garden

## Peveril Homes

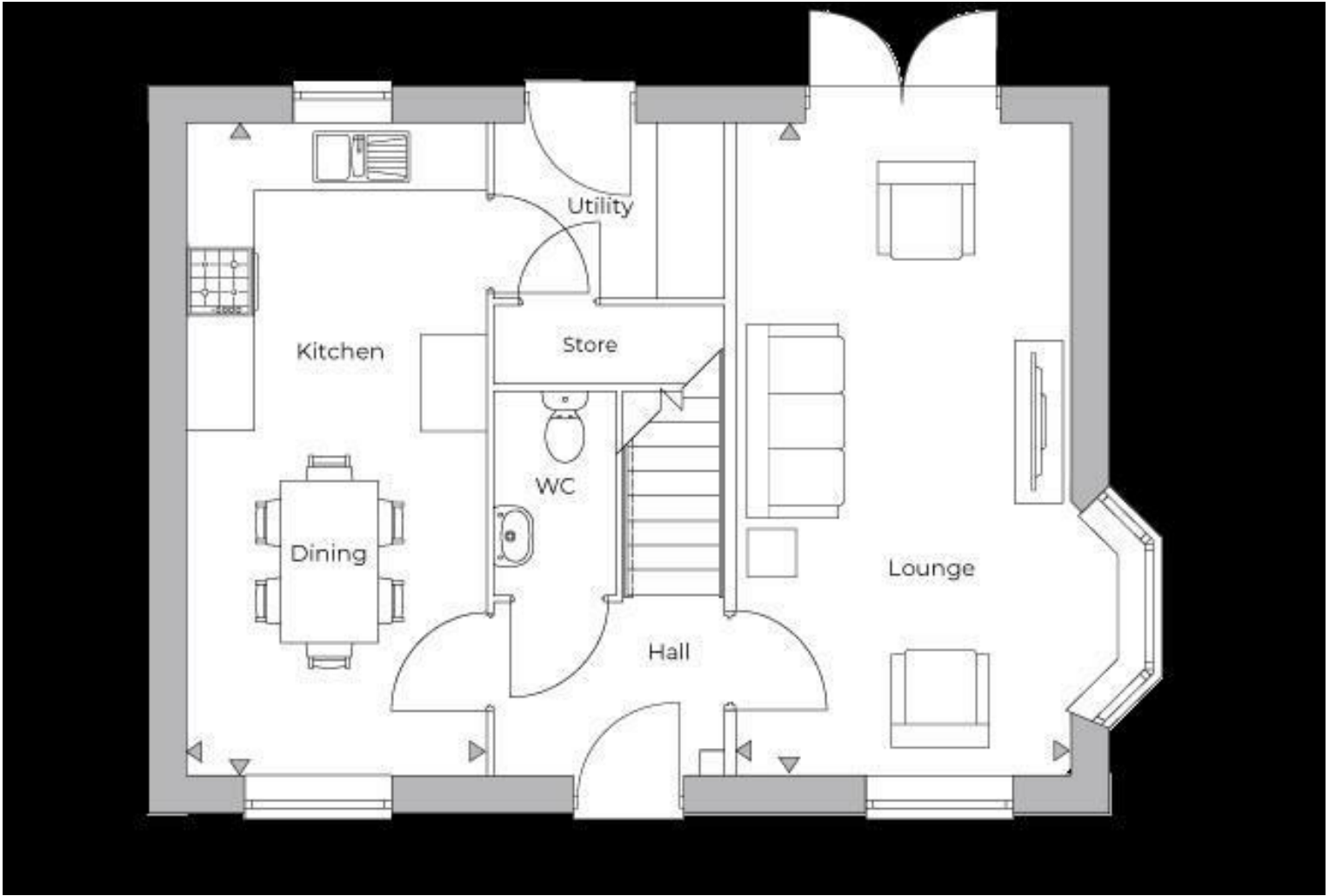
Please note images and descriptions are for representative purposes only. Peveril Homes reserve the right to make amendments. For further information

please contact the Sales Manager. Reservation fees apply.

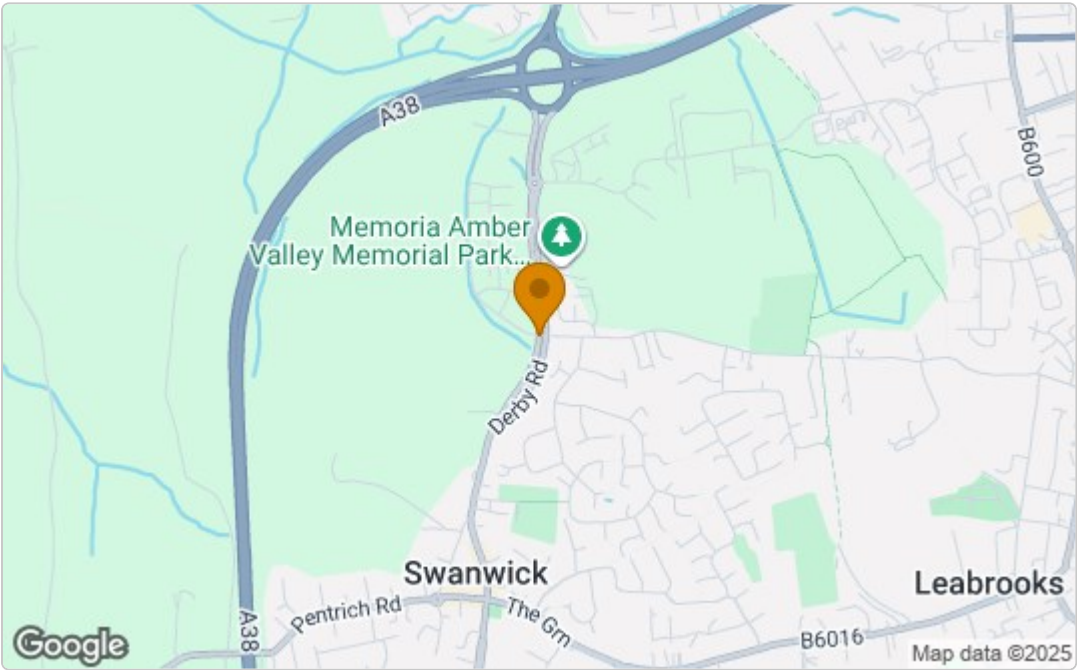
## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



Area Map



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.

Energy Efficiency Graph

| 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                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |