



**Woodland Heights Bull Bridge, Ambergate Belper DE56 2EW**

**welcome to**  
**Woodland Heights Bull Bridge,**  
**Ambergate Belper**

- OPEN EVENT 17TH & 18TH AUGUST! Let us take you onto site to view this plot! Last Stone Poppy with Garage To Be Built
- Spacious Kitchen Diner with Patio Doors South Facing Garden
- Three bedrooms, with en suite to the master bedroom
- Choice of luxury Symphony kitchen units, worktops, Porcelanosa wall tiles
- New Build with High Quality Finishes and 10 Year NBC Warranty Included

Tenure: Freehold EPC Rating: Exempt

**£330,000**

OPEN EVENT 17TH & 18TH AUGUST\*\*LAST STONE POPPY WITH A GARAGE \*This Plot sits at the entrance to the Stunning Woodland Heights development. The Poppy offer ample living space having a beautiful kitchen diner, lovely lounge, with 3 double bedrooms, ensuite to master and a family bathroom.



**The Poppy**  
**Entrance Hall**  
**Kitchen Diner**  
**Lounge**  
**Master Bedroom & Ensuite**  
**Bedroom 2**  
**Bedroom 3**  
**Bathroom**  
**Outside**

**view this property online** [bagshawsresidential.co.uk/Property/DBY118947](https://www.bagshawsresidential.co.uk/Property/DBY118947)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Property Ref:**

DBY118947 - 0007

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 361308**



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



**bagshawsresidential.co.uk**