



Woodland Heights Drovers Way, Ambergate Belper DE56 2EW


bagshaws
residential

welcome to

Woodland Heights Drovers Way,Ambergate Belper

DROVERS WAY RELEASE, The stunning Rowan, 4 double bedroomed property, impressive Kitchen Diner, Study, Beautiful Bay Window in the Lounge, Detached Garage plus a sitting on a Substantial Plot. This plot has always attracted a lot of interest and it is NOW available to reserve!



The Rowan

The Rowan is an elegant well-proportioned 4 bedroom home. The noble Rowan exudes both grandeur and understatement for a luxury standard of living you'll never tire of. An impressive kitchen-dining-living area spans the entire ground floor, with separate utility room and large garden to rear

Entrance Hall

Spacious entrance hall with doors leading to the open plan kitchen dining living area, WC and snug/study.

Open Kitchen Dining Living

This impressive room really is the heart of the home, spanning the width of the property. In the Kitchen area you will get to choose your units and worktops from our range of fittings provided by Symphony, with oven, hob, extractor, dishwasher and fridge freezer included. The opposite side of the room offers a spacious dining area with patio doors to the garden, then through oak finished pocket doors, the lounge area with beautiful bay window to the front.

Utility

From the kitchen area there is a door to the utility which will be fitted with units and worktops matching your kitchen and space left for a washing machine.

Snug / Study

The versatile room can become whatever the owners need whether that be a cosy snug, office space or even a play room for the children.

Master Bedroom

Spacious Master bedroom with window to the front. Fitted en-suite comprising shower, wc and wash hand basin. Choose your tiles provided by Porcelanosa and flooring by Amtico.

Bedroom 2

Double room situated to the front of the property.

Bedroom 3

Double room situated to the rear of the property.

Bedroom 4

Single room situated to the rear of the property.

Family Bathroom

Family bathroom comprising bath with shower over, wc and wash hand basin. Choose your tiles provided by Porcelanosa and flooring by Amtico.

Woodland Heights

On a beautiful hillside in Bullbridge, Derbyshire, you'll find Peter James Homes' grandest development yet. Woodland Heights presents 148 luxury homes in a verdant woodland setting by the River Amber. With 2, 3, 4 and 5-bedroom properties finished in a range of styles, our new homes are perfect for both families and professionals. Explore this stunning development and you'll appreciate the high standard of design that has become a hallmark of Peter James Homes. Far from the monotony of identical houses, Woodland Heights offers a range of 12 house types, differing joyfully in size, shape and style. Brick, render and stone finishes combine to create a pleasingly varied aesthetic across our 22-acre setting, whilst paying tribute to traditional Derbyshire architecture. The gently meandering streets exude luxury and warmth at every turn. All of the homes include welcoming entrances, tastefully styled doors and windows, and a contemporary tiled roof. Every home has a beautifully planted front garden and off-road parking, with many also benefiting from a garage. Explore further and there's mature woodland to the north of Woodland Heights, with the babbling River Amber to the south.

Specification

To make your house truly your home, we'll handpick the details together. Superb finishes come as standard, but you can choose to upgrade for a little extra flair. Just ask your advisor about our bespoke designer options. Inside, you'll discover Hardy, low maintenance external materials selected to sit beautifully with the development's surroundings,

Generous, modern uPVC windows for lots of light. Open plan living designed to bring the outdoors in. Beautiful Symphony kitchens and designer bathrooms. Spacious, easily adaptable rooms to give you a home that changes with you. Private, landscaped Gardens with fresh, quality turf already planted. Luxurious and practical Amtico flooring and Porcelanosa tiles.

Location

Bullbridge is a small hillside village near Crich in the Amber Valley district of Derbyshire. For those aspiring to a country lifestyle but within easy reach of Derby, Nottingham and Sheffield, it's absolutely perfect. Too often, homebuyers must choose between the convenience of an urban lifestyle and the bliss of rural living. At Woodland Heights, you can have it all. Such is the location of Woodland Heights, journey times to several major cities are short enough for a reasonable commute. Derby city centre is just 25 minutes by car, Nottingham 35 minutes, and even Sheffield is only 50 minutes away. Nine minutes from home lies the award winning Belper Park, which is ever popular with families and dog walkers. The historic Belper River Gardens sit peacefully beside the River Derwent, with attractions including boat hire and a poetry trail. Potter around the town of Belper and discover friendly cafés and pubs, historic architecture, quirky shops and an independent Art Deco cinema. Belper also hosts a monthly Farmers' Market and many annual arts events.



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welcome to

Woodland Heights Drovers Way, Ambergate Belper

- New Build with high quality finishes and 10 Years NHBC Warranty included
- Large Open Plan Kitchen-Dining-Living Area with French Doors Leading out to Garden
- Separate Snug/Study and Utility Room
- Four Large Bedrooms with an En-Suite to the Master Bedroom
- Single Detached Garage

Tenure: Freehold EPC Rating: Exempt

£415,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY119282 - 0005

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