



Woodland Heights Drovers Way, Ambergate Belper DE56 2EW

welcome to

Woodland Heights Drovers Way, Ambergate Belper

STONE BUILT STRAFFAN NOW AVAILABLE! - Only 2 Straffan's left to be built in the popular Derbyshire Stone. Sitting on the small part of the development of only 24 homes! The Straffan bonuses from having Silestone worktop, AEG appliances and flooring in the wet areas INCLUDED!



Entrance Hall

As you enter this grand property you automatically feel the space on offer with a central staircase and doors off to the open plan kitchen dining living area, separate lounge, study and WC.

Open Kitchen Dining Living

This extensive room spans the width of the whole property, with bi-folds to the rear garden allowing the outside in. In the Kitchen area with island you can choose the units and worktops from our range of fittings provided by Symphony, with oven, hob, extractor, dishwasher and fridge freezer included. Plus upgraded Silestone worktops included.

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.

Lounge

A further lounge situated to the front offers a quiet, cosy place to relax.

Study

Situated to the front, this room is the perfect sizes for a home office.

First Floor

The spacious landing has doors to 3 bedrooms and a family bathroom, with a window to the front to allow light to fill the space.

Master Bedroom

Stunning Master bedroom with window to the front. Opening leads to dressing room, which then leads to a door to the 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 rear of the property.

Bedroom 3

Double room situated to the front of the property.

Family Bathroom

Four piece Family bathroom comprising bath, separate shower cubicle, wc and wash hand basin. Choose your tiles provided by Porcelanosa and flooring by Amtico.

Second Floor

A further spacious landing with roof light and doors off the bedrooms and bathroom

Bedroom 4

Double room with front dormer window

Bedroom 5

Double room with front dormer window

Bathroom

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, home buyers 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



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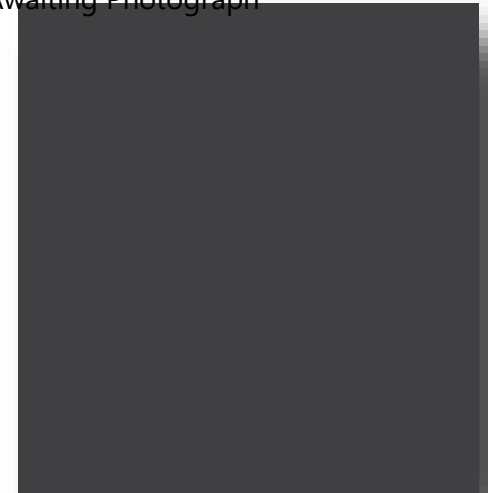
- Stunning Stone Built 5 Bed Detached House
- Upgraded Silestone Worktops Included
- Upgraded AEG Appliances Included
- Amtico Flooring To The Wet Areas Included
- Spacious Open Plan Kitchen Dinners with Bi-Fold Doors to the Garden

Tenure: Freehold EPC Rating: Exempt

£535,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DBY119283 - 0004

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