

Woodland Heights Drovers Way, Ambergate Belper DE56 2EW

Not for marketing purposes INTERNAL USE ONLY

## welcome to

## Woodland Heights Drovers Way, **Ambergate Belper**

- Last Poppy To Be Built With A Garage
- Spacious Plot Sitting On The Quiet Cul De Sac Off Drovers Way
- Three Double Bedrooms With En-Suite To Master
- Personalise your plot from our range of Kitchen Units, Worktops and Bathroom Tiles
- Garage and Spacious Driveway

Tenure: Freehold EPC Rating: Exempt

# £330,000

LAST POPPY WITH GARAGE TO BE BUILT\*\*\*The Poppy greets you with a playful facade, inside you'll find generous living space, with some plots comprising a dual aspect kitchen-diner. Three double bedrooms, one with en suite, plus garage. Viewing is ESSENTIAL.

**Woodland Heights Entrance Hall Kitchen Diner** Lounge Master Bedroom **Bedroom Two Bedroom Three Family Bathroom** Information **Specification** Location



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Property Ref:

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 DBY119563 - 0001 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.

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.

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