



Woodland Heights Drovers Way, Ambergate Belper DE56 2EW



welcome to
Woodland Heights Drovers Way,
Ambergate Belper

- THE VERY LAST BIRCHFILED
- DETACHED 4 DOUBLE BEDROOMED HOUSE
- DRIVEWAY AND SINGLE GARAGE
- STUNNING KITCHEN DINER WITH BI-FOLDS DOORS TO ENCLOSED REAR GARDEN
- MASTER WITH DRESSING AREA AND EN-SUITE

Tenure: Freehold EPC Rating: Exempt

£470,000

THE VERY LAST BIRCHFIELD!!! Our STUNNING and EXTREMELY POPULAR Birchfield house type has been one of the most popular properties on site! Offering 4 DOUBLE bedrooms, Separate Study, Spacious Kitchen Diner. Last Chance to buy! Call Now to arrange a Viewing!



The Birchfield
Entrance Hall
Kitchen Diner
Lounge
Utility Room
Study/ Snug
Landing
Master Bedroom
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom
Outside
Woodland Heights
Disclaimer

view this property online [bagshawsresidential.co.uk/Property/DBY119771](https://www.bagshawsresidential.co.uk/Property/DBY119771)



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:

DBY119771 - 0002

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](https://www.bagshawsresidential.co.uk)