



The Straffan Tilling Close,Ambergate Belper DE56 2ND

welcome to

The Straffan Tilling Close, Ambergate Belper

- RESERVE IN MAY FOR £15,000 TOWARDS STAMP DUTY
- 5 DOUBLE BEDROOMS WITH EN-SUITE TO PRINCIPLE BEDROOM
- IMPRESSIVE KITCHEN DINING LIVING ROOM WITH BI-FOLDS TO THE GARDEN
- Plot Full of UPGRADES including, kitchen units, worktop, appliances, tiling, flooring, chrome sockets, outside socket!
- PROPERTY COMPLETE AND READY TO OCCUPY

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

RESERVE IN MAY FOR £15,000 TOWARDS STAMP DUTY-THE STRAFFAN! Only 2 Plots Remaining. Brand New House on this STUNNING development! The STRAFFAN is the GRANDEST house on site offer over 1900sqft of living across 3 Floors. Having 5 DOUBLE bedrooms, DOUBLE GARAGES and finished with multiple UPGRADES!



Entrance Hall

Open Kitchen Dining Living

Irregular Shaped Room 29' max x 14' 5" max (8.84m max x 4.39m)

Utility

6' 2" narrowing to x 5' 4" (1.88m narrowing to x 1.63m)

Lounge

13' 4" x 11' 8" (4.06m x 3.56m)

Study

9' 8" x 8' 2" (2.95m x 2.49m)

First Floor

Principle Bedroom

12' 1" x 10' 8" (3.68m x 3.25m)

Dressing Area

12' 1" x 5' 5" (3.68m x 1.65m)

En-Suite

5' 5" x 8' 8" (1.65m x 2.64m)

Bedroom 2

10' 1" x 11' 5" (3.07m x 3.48m)

Bedroom 3

10' 1" x 10' 8" (3.07m x 3.25m)

Bathroom

5' 5" x 9' 5" (1.65m x 2.87m)

Second Floor

Bedroom 4

14' 1" x 12' 1" (4.29m x 3.68m)

Bedroom 5

14' 1" x 10' 2" (4.29m x 3.10m)

Bathroom

5' 3" x 6' 5" (1.60m x 1.96m)

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Property Ref:

DBY120523 - 0003

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bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk