



**Plot 22 Woodlands Green, Alfreton Derby DE55 7ST**

welcome to

## Plot 22 Woodlands Green, Alfreton Derby

- Exclusive development
- Detached home with four double bedrooms with ensuite
- Beautiful Open plan Kitchen with stone worktops & integrated appliances
- 
- 

Tenure: Freehold EPC Rating: Exempt

# £375,000

### Entrance Entrance Hall

Stairs to first floor, door to WC, Open plan Kitchen Living space, storage cupboard.

### Lounge

Cosy Lounge with window to front and side elevation, carpet flooring.

### Cloakroom

Downstairs convenient WC with Porcelanosa tiled flooring and panelling detail to walls.

### Kitchen / Diner / Snug

The heart of the home is the open-plan kitchen/dining and family area, flooded with natural light and featuring stunning sliding doors that open onto a private garden oasis. Space to cook, entertain and dine with an impressive range of wall and base units with stonework tops over and providing a beautiful breakfast bar, integrated fridge freezer, oven, hob and extractor. Porcelanosa tiled floor. A convenient utility room offers space for washing machine, with stonework top and Porcelanosa tiled floor.

### First Floor

Four generously sized double bedrooms await.

### Master Bedroom

Double bedroom including a luxurious master bedroom with a private ensuite.

### Bedroom 2

Double bedroom

### Bedroom 3

Double bedroom

### Bedroom 4

Double Bedroom

### Family Bathroom

Spacious family bathroom with a shower over bath, WC, wash hand basin, chrome heated towel rail, vinyl flooring, panelled detail to walls, tiling over bath.

### Finishing Touches

Crafted with timeless elegance, these homes boast Rustington Antique bricks, lending a charming rural aesthetic, internally properties benefit from high specification throughout including EV chargers' points, turfed and fenced gardens with a spacious patio area and wired Intruder alarm Systems.

Woodland Gardens enjoys a long sweeping road that leads into the development, which is surrounded by trees and open space areas, a luxury in any modern-day living environments. Each of the homes exhibit a design sympathetic to its location but has been created with modern living in mind. The



**view this property online** [williamhbrown.co.uk/Property/BUL110228](http://williamhbrown.co.uk/Property/BUL110228)



#### Property Ref:

BUL110228 - 0006

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.

William H Brown 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.



william h brown



0115 9753817



bulwell@williamhbrown.co.uk



263 Main Street, Bulwell, NOTTINGHAM,  
Nottinghamshire, NG6 8EZ



[williamhbrown.co.uk](http://williamhbrown.co.uk)