



Plot 30 Woodlands Green, Alfreton Derby DE55 7ST

welcome to

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- Only a 5% deposit
- Two double bedroom semi-detached home
- Integrated appliances and flooring throughout included!
- NHBC 10-year Warranty
- Private development

Tenure: Freehold EPC Rating: Exempt

£209,950

view this property online williamhbrown.co.uk/Property/BUL110230



Property Ref:

BUL110230 - 0004

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Entrance Hall

Door to lounge

Living Room

Spacious Living room with understairs storage, door to internal hall

Kitchen Diner

Attractive Kitchen diner with a range of wall and base units with integrated appliances including fridge freezer, oven, hob and extractor fan, space for dining table, tiled floor, patio doors to enclosed rear garden.

Cloakroom

WC, wash hand basin, vinyl flooring, decorative panelled walls.

First Floor

Two well-proportioned bedrooms and a family bathroom

Bedroom One

Spacious double bedroom

Bedroom Two

Spacious 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 external finishes include Marley Duo Edgemere roof tiles, block paving driveways, timber porches and Farrow and Ball paint colours. Construction includes, matt black timber cladding, coloured render, modern UPVC double glazed casement windows and "Rustington Antique" brickwork as architectural details to compliment the local area.

Waters Homes

Over the years we have built hundreds of new homes and renovated some wonderful buildings. In each and every one of our projects, one thing has stood out; the reaction of our purchasers when they see the finished product. It's the detail and the special features that make it a home rather than a house. So, whilst the bricks and the mortar are really important (trust us, we build to the best standards) we strive to create developments where the style of the homes is influenced by the surrounding architecture and exemplar environments, so that we can deliver homes that are as distinctive as you are. WATERS HOMES 60 We take our time, explore great designs, walk the streets and take inspiration from our experiences so that you get the home you deserve with character. So, whether it's the feature window, the framed view or the way the light cascades down the stairs you can be assured that we've thought it all through.



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