



Woodlands Green, Dee Park Close Alfreton DE55 7ST

welcome to
Woodlands Green, Dee Park Close
Alfreton

- Spacious 3 bedroom semi detached home set within a private development
- Newly built with a NHBC 10-year Warranty
- Low running costs with B rated EPC
- Driveway for two cars, enclosed rear garden
- Open Plan Kitchen living dining room with sliding doors to Garden

Tenure: Freehold EPC Rating: Exempt

£254,950

view this property online williamhbrown.co.uk/Property/KBY109163



Property Ref:
KBY109163 - 0005

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.

Entrance

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

Wc

WC, wash hand basin, Vinyl flooring, Decorative panelling to walls

Kitchen:

Fitted Kitchen with an impressive range of wall and base units with laminate work tops over and integrated appliances including fridge freezer, oven, hob and extractor fan. Vinyl flooring

Living Area

Spacious living space with sliding doors to enclosed rear garden, perfect for entertaining.
First floor:

Bedroom One

Double Bedroom

Bedroom Two

Double bedroom

Bedroom Three

Single Bedroom / Study

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.

Outside

Enclosed rear garden with patio and lawn areas

Front

Parking for Two cars provided

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



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk