



Woodlands Green, Deer Park Close Alftreton DE55 7ST

welcome to

Woodlands Green, Deer Park Close Alftreton

- Only a 5% deposit with Deposit Unlocked
- Two double bedroom terraced home
- Move straight in with integrated appliances and flooring throughout included
- New build home with NHBC 10-year Warranty
- Driveway for two cars, enclosed rear garden

Tenure: Freehold EPC Rating: Exempt

£214,950

view this property online williamhbrown.co.uk/Property/KBY109164



Property Ref:

KBY109164 - 0004

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.

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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.

Wc

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



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



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



williamhbrown.co.uk