



Woodlands Green, Deer Park Close Alferton DE55 7ST

welcome to

Woodlands Green, Deer Park Close Alfreton

- Spacious One bedroom property across a single storey
- Private garden and off road parking
- Newly built with NHBC 10-year Warranty
- Low running costs with 'B' rated EPC
- Set within a private development close to amenities and road links

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£144,000

view this property online williamhbrown.co.uk/Property/KBY109165



Property Ref:

KBY109165 - 0009

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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Open Plan Kitchen Living Room

Spacious open plan kitchen living dining room with a range of wall and base units with work tops over and integrated fridge freezer, oven, hob and extractor, vinyl flooring to kitchen area and carpets to lounge.

Bedroom

Spacious double bedroom, with 2 windows which fills the room with light.

Family Bathroom

Spacious family bathroom with a shower over bath, WC, wash hand basin, chrome heated towel rail, tiled flooring and tiling to the walls.

Finishing Touches

Crafted with timeless elegance, these homes boast Rustington Antique bricks, lending a charming rural aesthetic, internally properties benefit from high specification throughout plus 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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