

for sale

£350,000



Willow Brook Holbrook Road Belper DE56 1PA

* OPEN DAY SATURDAY 15TH NOVEMBER * Call to arrange your slot **
BRAND NEW** With its elevated position, this bespoke development boasts
far-reaching views across rolling Derbyshire countryside. Two, Three and Four
bedroom homes available to reserve now.

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Specification

- Energy-efficient Ideal Logic boilers tailored to each home size

- Outside tap for convenience

Electrical & Connectivity

- Mains-connected smoke detectors
- Stylish outside lighting and doorbell included
- Photovoltaic panels
- TV point in the living area

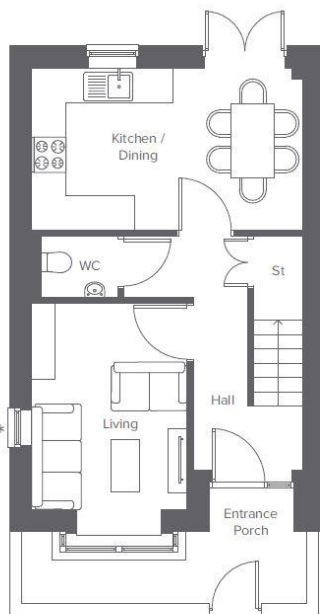
- Shaver point in bathroom
- High-speed BT Fibre broadband connection

Internal Finishes

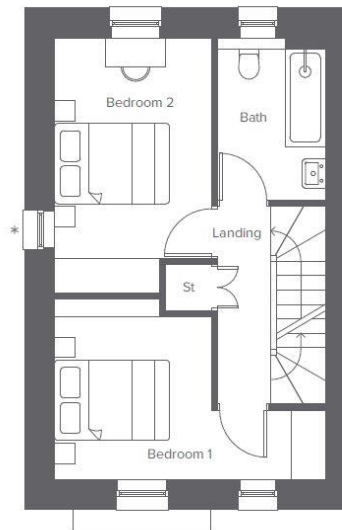
- Choice of Porcelanosa ceramic tiles in kitchens and bathrooms
- Choice of tiled or Amtico flooring in kitchens and bathrooms
- Panel doors with polished chrome handles
- 5" Pencil round skirting & 3" Pencil round architraves
- Smooth plastered ceilings throughout
- Elegant decoration palette:
 - White ceilings



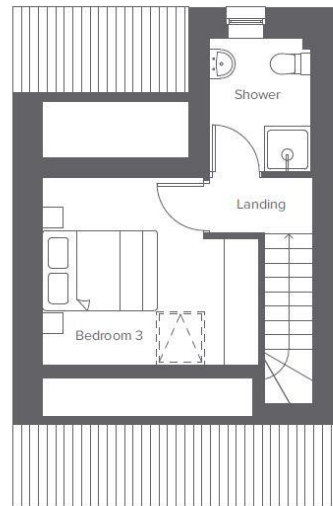




Ground Floor	Metric	Imperial
Kitchen / Dining	4.72 x 2.82	15'6" x 9'3"
Living	2.71 x 3.58	8'11" x 11'9"
WC	1.33 x 1.05	4'4" x 3'5"



First Floor	Metric	Imperial
Bedroom 1	4.72 x 3.13	15'6" x 10'3"
Bedroom 2	2.73 x 4.42	9'0" x 14'6"
Bathroom	1.88 x 2.82	6'2" x 9'3"



Second Floor	Metric	Imperial
Bedroom 3	3.76 x 3.25	12'4" x 10'8"
Shower	1.75 x 2.33	5'9" x 7'8"

To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
 BELPER DE56 1PS

Property Ref: BPR102318 - 0002

Tenure:Freehold EPC Rating: Exempt

view this property online hallandbenson.co.uk/Property/BPR102318



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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