



Beechwood House Owen Close  
Swanwick Alfreton





## Property Description

Burchell Edwards are delighted to present to the market this wonderful, detached new build property located within the Swanwick Fields development on a private cul-de-sac and accessed via a private driveway. Offering the largest platinum specification home which includes many extras with 3500 sqft of living space this plot must be viewed! To the ground floor you will find a spacious living room with a bay window to the front. You will also find a study with a bay window, cloakroom and an impressive kitchen diner and family room. From the kitchen area you will also find access to the utility. To the first floor, you will find three bedrooms with the master benefiting from an en-suite and family bathroom. To the second floor you will find two further bedrooms both with en-suites and bathroom. This plot is currently available for reservation and to move into. Please contact Burchell Edwards, Ripley to arrange your viewing!

## Property Description

Located within the highly sought after village of Swanwick the largest brand new home in the village for a number of years. Willow House is in an enviable location on a private enclave on a small development with views across a new open space to private gardens.

Willow House is a modern home with character! Built in the stone and slate roof style of traditional Derbyshire country homes but with an interior that is designed specifically for todays living!  
The rear garden is large enough to entertain guests and is south facing!

The exterior and interior specifications provided exceed expectations and exude style and quality. A superior quality, secure and stylish front door is accessed from a high quality paved private path and a lawned front garden with railings.

Opening the front door you enter into an impressive and spacious hallway. Contemporary styled oak finished doors provide access to all of the downstairs rooms

from the hall. In addition an impressive oak & glass staircase leads up to both the first and second floors.

On the ground floor there is an elegant and spacious living room, with a real chimney suitable for the possible addition of a woodburning stove or any type designer fireplace. There is also a large Bay fronted window to the front of the room with views over open planting and tress. To the rear of the lounge is a set of double doors leading to the large separate formal dining room with ample space for entertaining.

For less formal or family dining the large open plan kitchen/dining room is available.

## Property Description Continued

Willow House's kitchen is fully fitted and incorporates an extensive range of high end appliances, integrated within a beautifully designed range of kitchen cabinets manufactured from real Ash wood which is painted in a stylish grey/green finish. The worktops, upstand and splashback are a contrasting white sparkle quartz, with an undermounted sink, with incorporated draining grooves. The utility room is if an equally high specification.

The kitchen, dining area is open plan to a large sun room, with sliding folding doors, windows & roof windows facing onto the sunny south facing rear garden.

There is a separate home office to the front of the house which is fitted with a range of fitted study furniture manufactured by local fitted furniture specialist Moorgrove Interiors. A large bay window makes the room naturally light.

The downstairs cloakroom is fitted with a high specification WC and circular hand basin with freestanding tap fitted onto a vanity cabinet. There is considerable additional storage on all floors.

On the first floor you will find the extremely spacious Master bedroom suite that occupies the whole of the right hand side of the house. It comprises of the bedroom area, a dressing area and a substantial bathroom with bath, separate shower, his and her basins and taps on built in vanity cabinets and a private, screened WC.

The bedroom area is large enough to accommodate a super king bed and the dressing area has a range of fitted wardrobes by Moorgrove Interiors.

There are further two bedrooms on the first floor each with its own dedicated ensuite shower room.

On the second floor are two further large king size bedrooms and a shower room located on the landing between the bedrooms.

## Ground Floor

### Entrance Hall

Fitted with panel alarms to the front and rear.

### Kitchen/Diner

24' 1" x 14' 4" ( 7.34m x 4.37m )

### Lounge

.17' 1" x 14' 7" ( 5.21m x 4.45m )

### Study

14' 6" x 10' 6" ( 4.42m x 3.20m )

### Cloakroom

5' 11" x 5' 3" ( 1.80m x 1.60m )

### Utility

8' 4" x 8' ( 2.54m x 2.44m )

### Family Room

14' 9" x 10' 7" ( 4.50m x 3.23m )

## First Floor

### Bedroom One

21' 5" x 14' 7" ( 6.53m x 4.45m )

### En-Suite

14' 7" x 10' 11" ( 4.45m x 3.33m )

### Bedroom Two

14' 6" x 13' 5" ( 4.42m x 4.09m )

### Bedroom Three

14' 6" x 11' 2" ( 4.42m x 3.40m )

### Bathroom

9' 11" x 9' 11" ( 3.02m x 3.02m )

## Second Floor

### Bedroom Four

15' 5" x 14' 9" ( 4.70m x 4.50m )

### En-Suite

### Bedroom Five

15' 5" x 14' 8" ( 4.70m x 4.47m )

### En-Suite

### Bathroom

9' 2" x 6' 5" ( 2.79m x 1.96m )

### Double Garage

### Agents Note

Images 3 & are pictures of similar plots and not this plot.





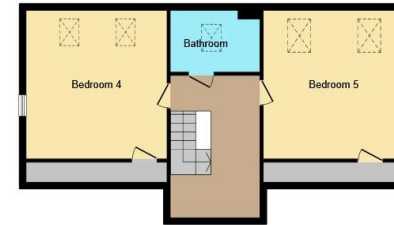




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: Exempt**

Tenure: Freehold

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