



Willow Brook Holbrook Road
Belper

burchell
edwards

Willow Brook Holbrook Road Belper DE56 1PA

for sale
£335,000



Property Description

A superb, brand new, three bedroom end townhouse, occupying an enviable position with stunning countryside views to the rear.

Finished to a high specification throughout, the property combines modern design with energy-efficient features, including solar panels, an EV charging point and an Ideal Logic boiler specifically tailored to the size of the home, with a projected A EPC rating.

The accommodation opens into a welcoming entrance hallway with a cloakroom/WC, leading through to an impressive open-plan kitchen, living and dining space. Designed around modern family living, this generous room provides a versatile space for both relaxing and entertaining, with views across the rear garden and surrounding countryside.

To the first floor are three well-proportioned bedrooms, together with a contemporary family bathroom.

Externally, the property benefits from two allocated parking spaces and a turfed rear garden, which enjoys a particularly attractive outlook across the surrounding countryside.

The property is now nearing completion and is ready for completion imminently, offering an excellent opportunity for those looking to secure a brand new, high-specification home without a lengthy wait for construction to finish.

Property Layout

Ground Floor

Entrance Porch

Entrance Hallway

Cloakroom/ W.C

Open-Plan Living Kitchen

- Premium fitted kitchens with a wide choice of finishes
- Neff stainless steel electric oven, induction hob and canopy hood
- Choice of Porcelanosa designer ceramic wall tiles

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

- Contemporary white sanitaryware with chrome taps and fittings
- Heated chrome towel rail
- Thermostatic shower over bath with glass screen

Outside

The rear garden enjoys a stunning outlook over the surrounding countryside and is laid mainly to lawn with a paved patio seating area. There are two off-road parking spaces with an electric car charging point.

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

- Cornforth White walls

- White satin woodwork

External & General Features

- Turfed rear gardens with gated access

- Electric car charging point

- Thoughtful landscaping & planting

- Aluminium double-glazed windows with sliding/

French doors to gardens

- Elegant deep flow UPVC guttering

- Private tarmac and block-paved access road within landscaped setting

Warranty

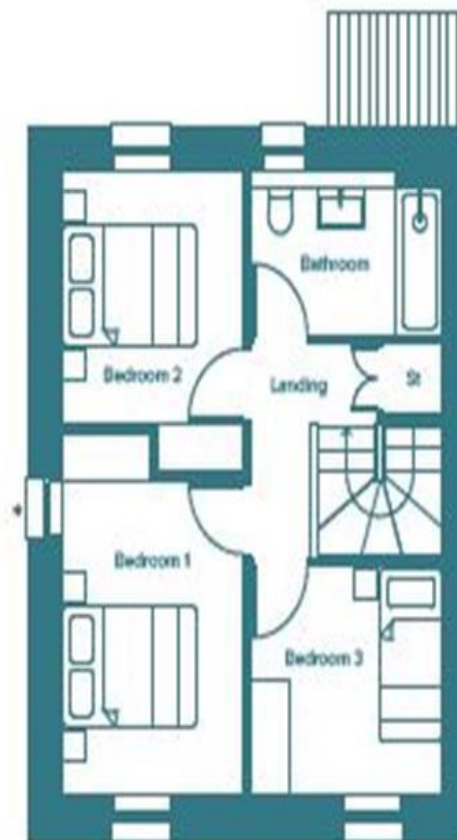
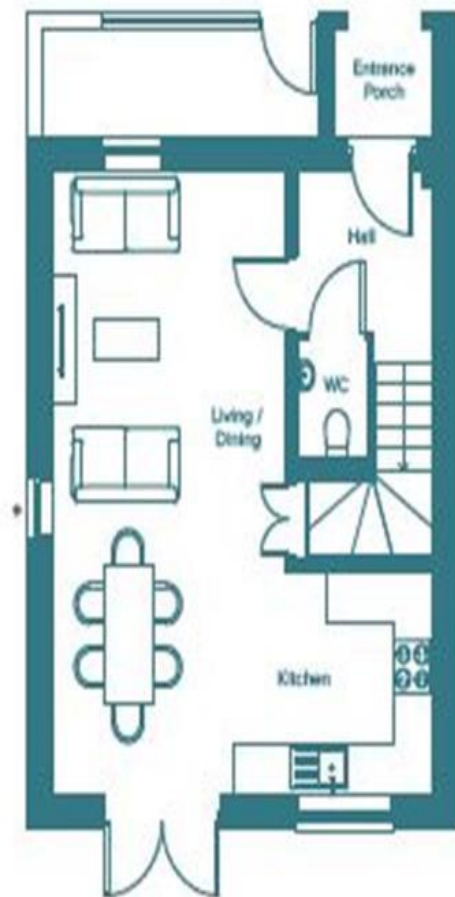
- 10-Year Structural Warranty

(Build Warranty Insurance Services Ltd)









To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating:
 Exempt

Tenure: Freehold

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Property Ref: BEL207317 - 0001