

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Plot 24 The Belvoir, Brackenfield View Wessington, Alfreton, Derbyshire DE55 6DW



- **PLOT 24 - THE BELVOIR** • COMPLETION JUNE 2021 • 20% off market valuation but 100% Freehold ownership • Fantastic location for commuting • Two bedroom semi-detached with parking • Great sized garden • Beautiful village setting • Spacious living kitchen and options to upgrade kitchen and bathroom finishes • Houses to be lived in by the purchaser, cannot be rented out •

**Price £140,000**



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## GENERAL INFORMATION

An exclusive development in Wessington, Derbyshire is the perfect setting for buyers wishing to settle in this village location surrounded by stunning Derbyshire countryside. Positioned between Alfreton (4 miles) and Matlock (5 miles), these two, three, four and five bedroomed houses are exceptionally well placed for commuters requiring access to major road networks, including the A38 (3 miles) and the M1 motorway (7 miles).

## THE MEADOWVIEW HOMES APPROACH

Behind our stunning contemporary designs you will find homes that are built to an exceptionally high specification. We use only the best quality materials and employ the latest construction technologies to ensure that your new home is as efficient as it is beautiful.

Featuring both modern and traditional features, the charming new homes at Wessington sit perfectly against the backdrop of open countryside.

Briefly comprising an entrance hall leading to the downstairs toilet, a well-proportioned kitchen and dining space and the lounge, on the first floor a good-sized family bathroom and two bedrooms. The gardens are landscaped to the front and rear of the property.

## MARKETING SUITE

Our sales offices are now open but are strictly by appointment only. For further information and to book a viewing please call Meadowview Homes on . If

you can't get to us but want to find out more we are able to provide virtual viewings.

N.B images are of previously completed Meadowview Homes houses and show an example of the finish of our interiors with upgrades to kitchens and bathrooms.

## LOCATION

Sat on the doorstep of the Derbyshire Dales and Peak District National Park, Wessington is a great location for buyers wanting to explore countless outdoor activities amongst breath taking scenery. The area is also home to some of the most impressive country houses in England, including Chatsworth House, Hardwick Hall and Haddon Hall. Closer to home, Wessington offers all the amenities you might expect in a traditional village, including: a primary school, a fish and chip shop and the all important village pub!

## ACCOMMODATION

### ON THE GROUND FLOOR

**LIVING ROOM 4.2m x 2.7m (13'9" x 8'10")**

**KITCHEN DINER 3.7m x 3.2m (12'2" x 10'6")**

Is individually designed for each house and a choice of three contemporary colours are available to enable you to decide upon the look of your ideal kitchen. The kitchen includes a single oven, 4 ring hob and extractor hood as well as plumbing for a washing machine/tumble dryer.



## **ON THE FIRST FLOOR**

### **LANDING**

**BEDROOM ONE 3.7m x 2.7m (12'2" x 8'10")**

**BEDROOM TWO 3.7m x 2.6m max (12'2" x 8'6" max)**

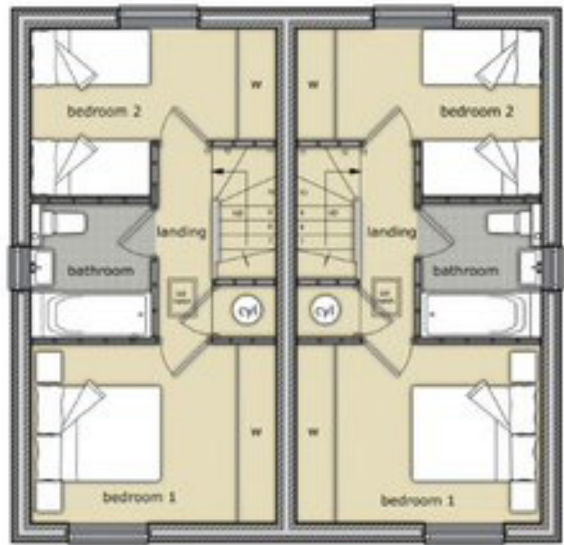
**FAMILY BATHROOM 2.0m x 1.9m (6'7" x 6'3")**

### **OUTSIDE & GARDENS**

The gardens are landscaped to the front and rear of the property.

### **PLEASE NOTE**

- Some of the images shown are of previously completed house types with a slightly different specification.



**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.*

*No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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 4 St. James's Street, Derby DE1 1RL  
 39 Dale Road, Matlock, Derbyshire DE4 3LT  
 6 St James's Street, Derby, DE1 1RL  
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