

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Plot 27 The Farnham, Brackenfield View Wessington, Alfreton, Derbyshire DE55 6NF



### • PLOT 27 - THE FARNHAM

- Virtual Tour available • Completion August 2021 • Superb village location
- Reserve now for £1,000 • Underfloor heating to ground floor • Choice of kitchen, bathroom and all floorings • Oak finished doors • Three bedroom detached with driveway • VIEWING STRONGLY RECOMMENDED •

**Price £299,950**



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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).

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

Briefly comprising a large lounge, an extremely well-proportioned kitchen and dining space, utility room and downstairs toilet, on the first floor a good-sized family bathroom and three bedrooms. The master bedroom also features its own en-suite bathroom.

The property is completed with a driveway and 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 contact Meadowview Homes. 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. Virtual tour link is of a previously completed Farnham house type.

## 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 5.9m x 3.4m (19'4" x 11'2")**

**DINING KITCHEN 4.4m x 3.4m (14'5" x 11'2")**

Individually designed for each house and a choice of three contemporary finishes are available to enable you to decide upon the look of your ideal kitchen. Kitchen units with a choice of doors and handles - soft close doors and drawers, Neff appliances fitted throughout, four burner induction hob, state of the art sink and mixer tap, plumbing for a washing machine and tumble dryer.

**UTILITY ROOM 1.9m x 1.4m (6'3" x 4'7")**



## **ON THE FIRST FLOOR**

### **LANDING**

**BEDROOM ONE 4.1m x 3.4m (13'5" x 11'2")**

**EN-SUITE BATHROOM 3.3m x 1.9m (10'10" x 6'3")**

**BEDROOM TWO 3.5m x 2.6m (11'6" x 8'6")**

**BEDROOM THREE 3.1m x 2.5m (10'2" x 8'2")**

**FAMILY BATHROOM 2.3m x 2.1m (7'7" x 6'11")**

### **OUTSIDE & GARDENS**

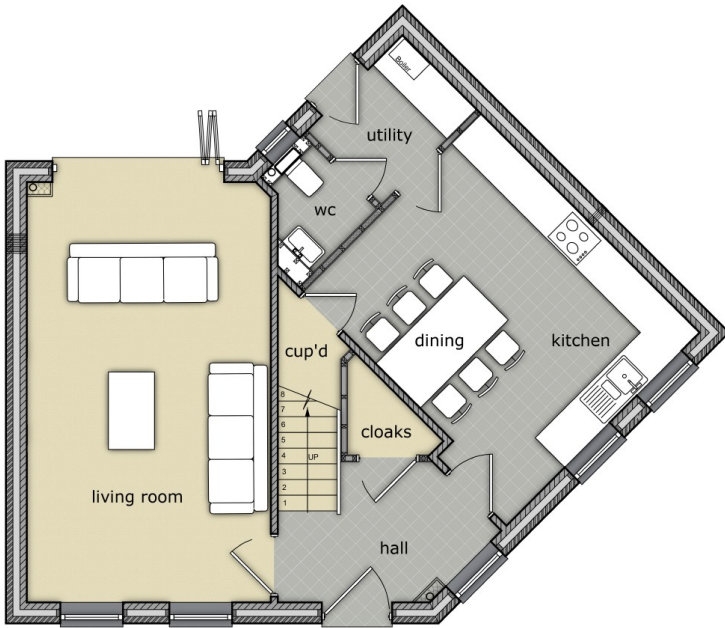
There is parking to the side of the property. The gardens are landscaped to the front and rear of the property.

### **PLEASE NOTE**

- Some of the images show are the same house type but a previously completed plot.

### **VIEWING**

Viewing strongly recommended and by appointment only.



**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 particular 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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