

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Plot 3 The Berkeley, Brackenfield View Wessington, Alferton, Derbyshire DE55 6DW



• PLOT 3 - THE BERKELEY

- Help To Buy is available to first time buyers with 5% deposit
- Completion is due August 2021 with a full choice of fixtures & fittings available
- Reserve now from just £500
- Fantastic location for commuting
- All-inclusive specification
- Three bedroom semi-detached with parking
- Garden finished with turf and patio
- Beautiful village setting
- Spacious living kitchen with Neff appliances
- 900 sq ft of living space
- Carpets/flooring throughout

Price £249,950



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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).

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. Please contact the agent for more information. Images show the same house type but of a completed house.

Completion is due August 2021 with a full choice of fixtures & fittings available. 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 three bedrooms. The master bedroom also features its own en-suite bathroom. 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. If you can't get to us but want to find out more we are able to provide virtual viewings

LOCATION

Sit 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 4.8m x 3.5m (15'9" x 11'6")

KITCHEN DINER 4.8m x 2.8m (15'9" x 9'2")

Is 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.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE 3.5m x 2.8m (11'6" x 9'2")

EN-SUITE SHOWER ROOM 2m x 1.6m (6'7" x 5'3")

BEDROOM TWO 3.7m x 2.4m (12'2" x 7'10")

BEDROOM THREE 2.7m x 2.3m (8'10" x 7'7")

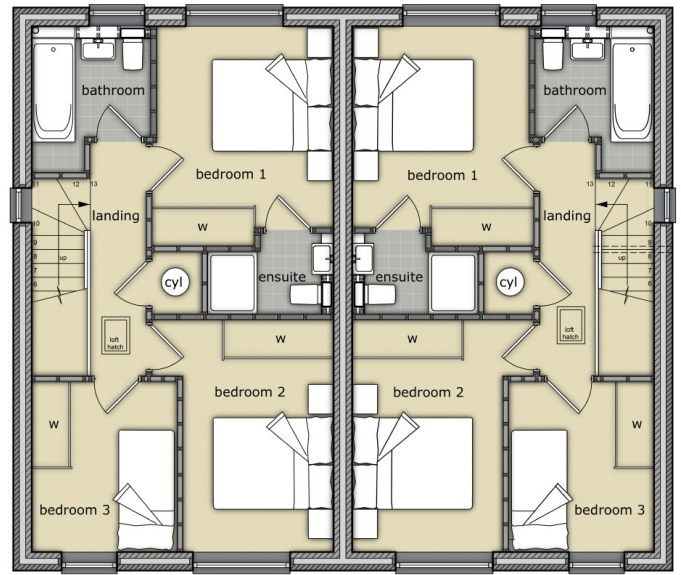
FAMILY BATHROOM 2.3m x 1.9m (7'7" x 6'3")

OUTSIDE & GARDENS

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

PLEASE NOTE

The virtual tour is available at <https://my.matterport.com/show/?m=fugnypmS24v&brand=0>



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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