



£399,950

Belper Lane, Belper, Derby DE56 2UJ

Link Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Driveway & Carport
- Beautiful New Homes Development
- Low E triple glazing to all windows & French doors
- Ev Charging Point
- Permeable paving to the two parking spaces
- Mixture Of 3 & 4 Bedroom Properties
- Photovoltaic (pv) Solar panel system
- Turf to rear garden / turf and or planting to front
- High efficiency gas boiler and energy rated appliances
- Plot 42 - The Attwater £399,950

## Property Description

The Attwater is a four bedroom link-detached house with driveway & carport available at £399,950 on Plot 42. \*\*please note - this property is currently under construction & available to reserve off-plan\*\*

## Main Particulars

The Attwater is an impressive, double-fronted, four bedroom link-detached house with driveway & car port benefiting from additional home office space. The ground floor incorporates a large family, dining kitchen with double feature windows to the front elevation making this a very light and airy space. The spacious central hall leads to the study / playroom positioned to the front of the home and then the living room, which has feature French doors giving access to the rear garden. Also included on the ground floor is a utility room, cloakroom WC and under-stairs store cupboard.

On the first floor you will find the master bedroom with fitted wardrobes and en-suite, two further double bedrooms and single bedroom four. A well positioned family bathroom completes the first floor.

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### Buttercup Fields

Buttercup Fields is Wheeldon's latest development. All the homes feature a host of benefits which combine to provide a range of accommodation designs offering you a home of real character and individuality. This development offers all the benefits of a market town lifestyle combined with an area boasting a friendly and welcoming community, in a convenient location with an extensive road and rail network on the doorstep.

This development will provide a mix of two, three and four bedroom mews-style, semi-detached and detached, traditionally built homes with thoughtfully designed layouts and desirable specifications:

### Local Area

Buttercup Fields is conveniently located with views over Belper in the valley below.

5 miles South of Matlock, 9 miles North of Derby and 20 miles to Nottingham city centre. The town offers a good choice of services, with a leisure centre, several public houses, a selection of restaurants and super store. Children are also well served educationally, with infant, primary and secondary schools.

For exciting days out there is so much to see and do... Buttercup Fields is on the doorstep of some of the most attractive countryside in the Midlands. Many attractions and places of historical importance, outstanding beauty and World Heritage status are nearby.

When you need to venture further afield, commuters will find that getting out and about is easy; with convenient road access opening up the wider area.

Please call the office on 01773 820 983 for more information

### Disclaimer

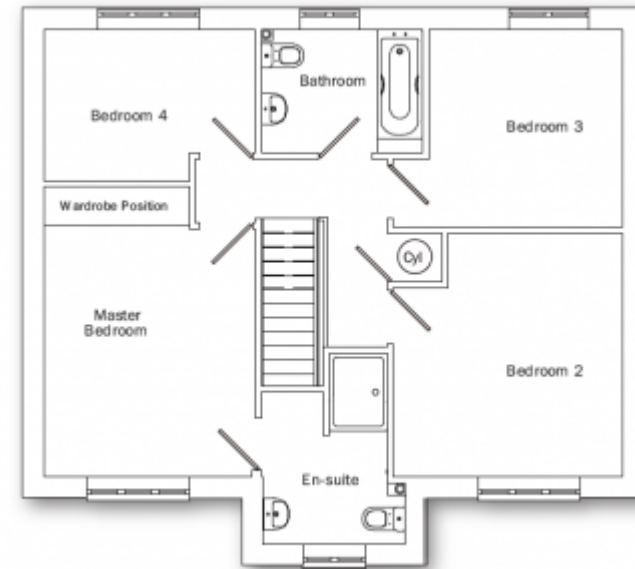
Please speak to our sales team regarding internal/external finishes to the individual plots and for the finishes on driveways, parking facilities, landscaping and fencing. The photography used in our brochures, website and marketing materials are for illustration purposes only and are used to represent typical house types and internal

layouts. These have been created from photography of the show homes viewpoint to give the feel for the development, not an accurate description of the property. Materials used, bricks, roof tiles, internal layouts, elevations and landscaping may vary from house-to-house.

Measurements should not be used for the purpose of purchasing carpets, curtains, household appliances or furniture. The dimensions may vary within NHBC guidelines due to each property being individually built.

Whilst every effort has been made to ensure that these specifications are correct, it is designed specifically as a guide.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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