

Copthorne Drive, Alfreton, Derbyshire.

£650,000

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Exciting new development of individual exquisite custom built dream homes providing high specification accommodation. This prestigious development situated on the fringe of Alfreton Town centre consists of twelve individual family homes in four designs built by the local and coveted builder Carter Construction.

Designer Kitchen with integrated appliances, centre island with oven & hob and feature extractor fan, designed for modern day living and entertaining. Downstairs Cloaks/w.c and separate Utility Room, Home Office/Snug.

On the first floor the Master Bedroom has an En-suite Shower Room, four further double Bedrooms, second En-suite and family Bathroom.

Outside; the property will have the benefit of a double Garage and gardens with outdoor lighting.

PLEASE NOTE: Buyers will have a choice of Kitchen Style and Floor coverings (Camaro Luxury Vinyl Floor Tiles and Carpet)

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 artist impressions 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 architect drawings 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 and and Carter Construction Limited reserve the right to amend this as necessary and without notice.

This does not constitute or form part of any contract or sale.

## FEATURES

- Plot 9 - The Beaumont
- Individually Designed Detached Property
- Small Select Development
- High Specification and Finishes
- Designer Kitchen with integrated appliances
- Five Bedrooms, Two Ensuite Shower Rooms
- High Performance Triple Glazed Aluminium Windows
- Available September/October 2022
- Close to A38 & M1 Road Links



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

The property is approached via a front entrance door leading into the Hallway, having a full height feature glass panel window and stairs to the first floor

#### Ground Floor Cloakroom

Fitted with a two piece suite comprising; low flush w.c. and wash hand basin.

#### Home Office/Snug

10' 2" x 8' 2" (3.10m x 2.49m) With a double glazed window to the front elevation.

#### Kitchen/Dining Family Room

31' 6" x 15' 1" (9.60m x 4.60m) A beautifully appointed Kitchen with a range of soft close designer wall and base units with integrated dishwasher, fridge/freezer, centre island unit with integrated hob and oven with feature extractor hood. Feature under cupboard lighting and LED downlights. Quality work surfaces with stainless steel sink and feature mixer taps, up stand tiling. Double door and sliding glazed doors open onto the garden.

#### Utility Room

12' 9" x 6' 3" (3.89m x 1.91m) Fitted with designer units to match the Kitchen, single sink and drainer and space for washer and drier. Window to the rear elevation.

#### Lounge

18' 4" x 12' 0" (5.59m x 3.66m) With windows to the front and side elevations, television point.

### First Floor

#### Landing

Having a useful built in storage cupboard and access to the main bedrooms and family bathroom.

#### Master Bedroom

With a window to the front elevation, central heating radiator.

#### En Suite

Fitted with a three piece suite comprising; separate shower enclosure, low flush w.c. and wash hand basin. Extractor fan and radiator.

#### Bedroom 2

12' 6" x 11' 6" (3.81m x 3.51m) With a double glazed window to the rear elevation, central heating radiator.

#### Bedroom 3

15' 5" x 12' 2" (4.70m x 3.71m) With a double glazed window to the rear elevation, central heating radiator.

#### Jack & Jill En-suite

Fitted with a modern three piece suite comprising; separate shower enclosure, low flush w.c. and wash hand basin, extractor fan and radiator. Window to the side elevation

#### Bedroom 4

14' 5" x 9' 2" (4.39m x 2.79m) With a double glazed window to the front elevation, central heating radiator.

#### Bedroom 5

With a double glazed window to the front elevation, central heating radiator

#### Family Bathroom

Fitted with a modern white four piece suite comprising; panelled bath, separate shower enclosure, low level w.c. and wash hand basin, extractor fan, double glazed window to the rear elevation. Central heating radiator.

### Outside

#### Double Garage

Having power sockets, LED lighting and sectional overhead door.



# FLOORPLAN

