# Plot 10 - The Claredale Copthorne Drive, Alfreton, Derbyshire. DE55 7SR

£439,950 Freehold SOLD STC



#### PROPERTY DESCRIPTION

Plot 10 - An 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 eleven 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/wc and separate Utility Room. Home Office/Snug.

On the first floor the Master Bedroom has a walk in Dressing Room and En-suite. Four further Bedrooms and two En-suites shower rooms plus a Family Bathroom with four piece suite.

Outside; the property will have the benefit of a separate Garage and gardens

There are a range of Optional Extras - details are available upon request

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



#### **ROOM DESCRIPTIONS**

# **GROUND FLOOR**

# **Entrance Hallway**

The property is approached via a front entrance door leading into the hallway, having a full height feature window and stairs leading to the firs floor.

#### **Ground Floor Cloaks**

Fitted with a modern two piece suite comprising w.c and wash hand basin, Window to the side elevation.

## **Utility Room**

Having plumbing for an automatic washing machine, designer unites to match the kitchen with inset sink, Window to the side elevation. LED lighting and access to the downstairs w.c.

## Office/Snug

Having window to the front elevation.

#### Lounge

Having a double glazed window to the front elevation, Television and data point.

#### Kitchen/Diner and Family Room

A beautifully appointed kitchen fitted with a range of softclose wall and base units with integrated dishwasher, fridge/freezer, centre island unit with integrated hob and oven with feature extractor hood. There is feature under cupboard lighting and LED downlights. Quality work surfaces with stainless steel sink and feature mixer taps, upstand tiling. Double doors and sliding glazed doors open onto the gardens.

# First Floor

#### Landing

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

#### Master Bedroom

Having window to the rear elevation and central heating radiator.

#### **En-Suite**

Fitted with a modern three piece suite comprising, shower enclosure, concealed w.c and wash hand basin Extractor fan and window to the side elevation.

# **Bedroom Two**

Having window to the side elevation and central heating radiator.

#### **Bedroom Three**

Having window to the front elevation and central heating radiator.

#### **Bedroom Four**

Having a window to the side elevation and central heating radiator.

# **Family Bathroom**

Fitted with three piece suite comprising, concealed floating design w.c and modern vanity sink unit. Window to the rear elevation.

# **Outside**

### Garage

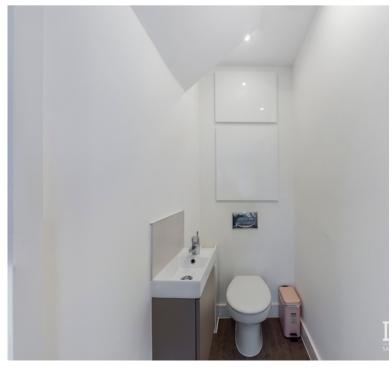
Separate garage with power sockets, LED lighting and section over-head door.









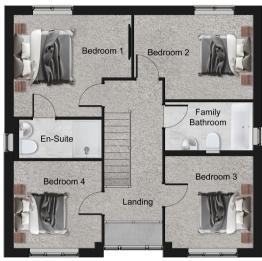




# **FLOORPLAN**



Ground Floor



First Floor

