





\*\*\*\* £25,000\* to spend your way & save over £2,750\* in luxury upgrades \*\*\*\* The William – The Pick of the Development. An exceptional four-bedroom detached home, occupying a prime position at Poppy Court and undoubtedly the pick of the development. Arranged over three floors, this impressive property offers generous, versatile accommodation, with each of the four bedrooms benefiting from its own en suite, creating the perfect balance of luxury, privacy and practicality.

The ground floor features an entrance hall, guest cloakroom and a spacious sitting room, providing an ideal space to relax and entertain. The superb kitchen diner forms the heart of the home, offering plenty of room for family dining and socialising, with a separate utility room adding further convenience.

The first floor provides a useful study, ideal for home working, together with two double bedrooms both with en suites and finally the second floor with two further double bedrooms again both with en suites.

As a standout property within Poppy Court, The William offers an enviable combination of space, style and contemporary living, making it an ideal choice for growing families or those seeking a substantial modern home. A rare opportunity to secure one of the development's most impressive properties.



## POPPY COURT

Welcome to Poppy Court, an exclusive Georgian inspired collection of just five 3 and 4-bedroom homes in the heart of Melbourne, Derbyshire. Capturing the elegance and charm of Georgian architecture, thoughtfully reimagined for modern living, each home at Poppy Court offers a rare opportunity to enjoy living in one of Derbyshire's most desirable and historic villages.

HALL

CLOAKROOM

SITTING ROOM

KITCHEN DINER

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM 1

EN SUITE

BEDROOM 2

EN SUITE

STUDY

SECOND FLOOR LANDING

BEDROOM 3

EN SUITE

BEDROOM 4

EN SUITE



## SPECIFICATION

### INTERIORS

#### ENERGY-SAVING FEATURES

White grained cottage style doors with polished chrome handles

Built-in wardrobes to principal bedroom or dressing area\*

Electric vehicle charger

#### EXTERNAL

Slabbed pathways to front and rear of homes

#### KITCHEN

JT Ellis designed kitchens

Quartz worktops

Turf to front garden

AEG kitchen appliances

Fully integrated fridge freezer

Full integrated dishwasher

#### BATHROOM

Ideal Standard sanitaryware with Aqualisa taps

Porcelanosa wall tiles to family bathroom and en-suites

Porcelanosa floor tiles to family bathroom

#### NOTE

\* T&C's apply

Tenure is freehold and service charge applicable.







