

FOR
SALE



Hollyhurst Court, Riddings, Derbyshire DE55 4BZ

£310,000 - Freehold

129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk



J28 Sales & Lettings

PROPERTY SUMMARY

J28 Sales & Lettings are excited to introduce this stunning four-bedroom terraced house that offers spacious living accommodation in a tranquil countryside location. Boasting a generously sized reception room, spacious kitchen/diner, family bathroom, shower room and an en-suite. This property perfectly blends comfort with charm. The neutral décor creates a bright and welcoming atmosphere, making it an ideal family home. The addition of two garages and two parking spaces ensures ample storage and convenience, while the serene surroundings provide a peaceful retreat.

POINTS OF INTEREST

- Four Double Bedrooms
- Spacious Living Accommodation
- Family Bathroom, Shower Room & En-Suite
- Modern Kitchen/Diner
- Two Garages & Two Parking Spaces
- Countryside Location



ROOM DESCRIPTIONS

Hallway

Accessed via a composite door with obscure glass panels. Spotlights to ceiling, radiator, cushioned vinyl flooring. Doors to all downstairs room and stairs leading to first floor landing.

Kitchen/Diner

Fitted with modern wall and base units incorporating square edge work surface with composite sink/drainage having mixer tap. Integrated appliances include fridge freezer, electric fan assisted oven with gas hob and extractor fan over. Spotlights to ceiling, cushioned vinyl flooring, radiator and bay window to front elevation.

Lounge

Carpet flooring, spotlights to ceiling, radiator, double glazed uPVC bay window and French doors to rear elevation.

Downstairs WC

Fitted with a white two piece suite comprising a low flush WC and hand wash basin having mixer tap. Cushioned vinyl flooring, spotlights to ceiling and radiator.

Stairs & First Floor Landing

Carpet flooring, spotlights to ceiling, radiator, doors to all first floor rooms and stairs leading to first floor.

Master Bedroom

Carpet flooring, spotlights to ceiling, radiator and double glazed, uPVC twin windows to front elevation.

Bedroom Two

Carpet flooring, spotlights to ceiling, radiator and double glazed, uPVC twin windows to rear elevation.

Shower Room

Fitted with a white two piece suite comprising a low flush WC and a hand wash basin having mixer tap. Benefitting from a walk in double shower cubicle with mains fed shower over and glass screen. Cushioned vinyl flooring, part tiled walls, chrome effect towel rail, shaver point, obscure uPVC window to rear elevation and spotlights to ceiling

Second Floor Landing

Carpet flooring, spotlights to ceiling, radiator, doors to all first floor rooms and stairs leading to second floor.

Bedroom Three

Carpet flooring, spotlights to ceiling, radiator and double glazed, uPVC twin windows to front elevation. Door to en-suite.

En-suite

Fitted with a white two piece suite comprising a low flush WC and a hand wash basin having mixer tap. Benefitting from a walk in double shower cubicle with mains fed shower over and glass screen. Cushioned vinyl flooring, part tiled walls, shaver point, chrome effect towel rail. Spotlights and skylight to ceiling.

Bedroom Four

Carpet flooring, spotlights to ceiling, radiator and double glazed, uPVC window to rear elevation.

Family Bathroom

Fitted with a white three piece suite comprising a low flush WC, hand wash basin having mixer tap and panel bath with wall mounted shower attachment. Cushioned vinyl flooring, part tiled walls, shaver point, chrome effect towel rail. Spotlights and skylight to ceiling.

Outside

The front of the property is neatly enclosed with a walled frontage, adding character while providing a defined and private entrance space. The rear is mainly laid to lawn with a patio area to enjoy the summer evenings. Benefitting from a climbing slope with slide for children to enjoy.

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate £2,110.00

Parking Types: Driveway. EV Charging. Garage.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL.

Accessibility Types: None.

Mobile Signal

4G & 5G excellent data and voice

Construction Type

Floor: Solid, insulated (assumed)

Roof: Pitched, 400+ mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: C (79)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



