

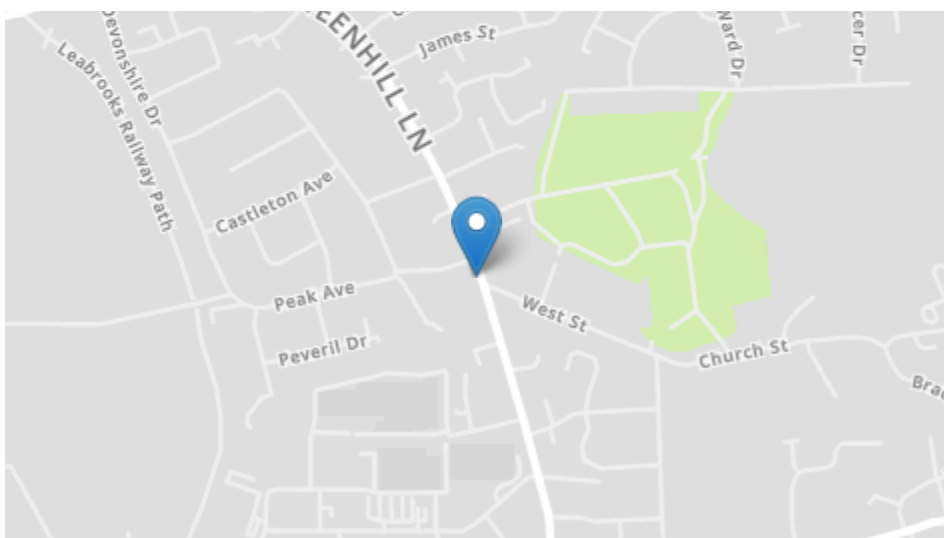
Greenhill Lane, Riddings, Alfreton, DE55 4EX

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 28209585

- Semi Detached House
- 3 Generous Bedrooms
- Open Plan Living Space
- 2 Reception Rooms
- Fitted Kitchen
- Low Maintenance Rear Garden
- Walking Distance to Schools & Amenities
- Good Road & Transport Links

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





**\*\*\*MAKE YOUR FRIENDS 'GREEN' WITH ENVY\*\*\*** A fantastic opportunity for first time buyers and downsizers alike. A beautifully presented and extended three bedroom semi-detached property in the popular village of Riddings. With an array of amenities and transport links on your doorstep, along with the nearby town of Alfreton, makes this a convenient and fantastic home to grow into. Briefly comprising; entrance hallway, lounge, dining room, kitchen. To the first floor, three generous bedrooms and bathroom. Outside, to the rear is a private and low maintenance garden with store. Riddings is a popular village close to the town of Alfreton, favoured schools and a range of shops are on your doorstep, while the nearby road links such as the A38 offer fantastic transport links to reach the surrounding towns. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

Wooden entrance door to the front and uPVC double glazed window to the side. Radiator, door to the lounge and stairs to the first floor.

### Lounge

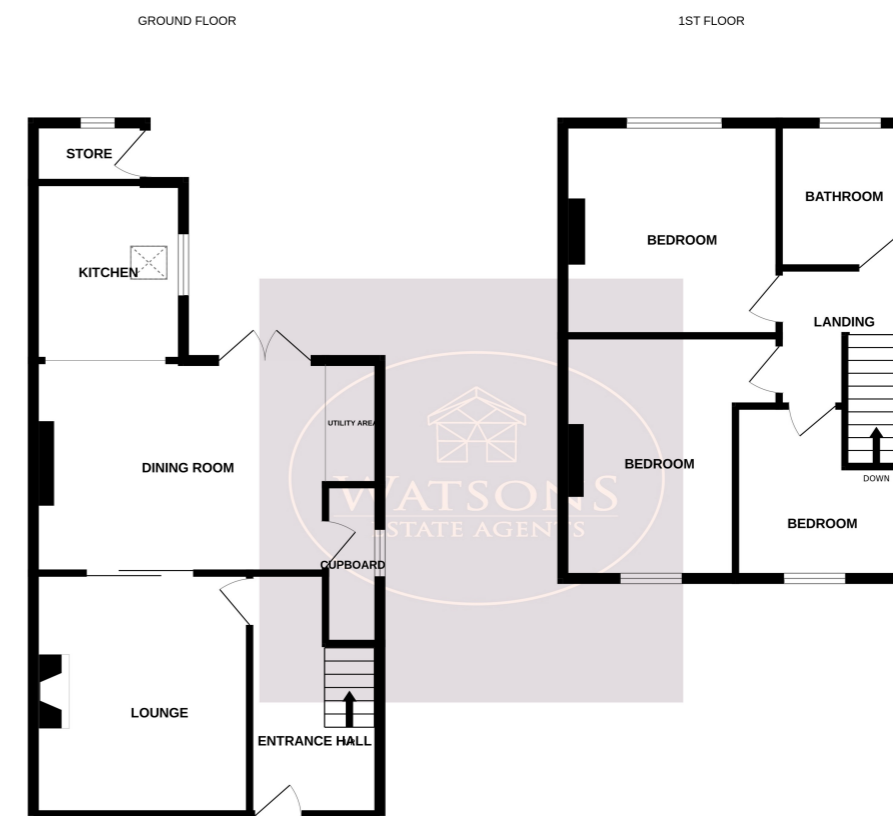
4.05m x 3.59m (13' 3" x 11' 9") 2 uPVC double glazed windows to the front, feature fireplace with ornate tile surround, radiator, laminate wood flooring and sliding double doors to the dining room.

### Dining Room

5.7m x 3.36m (18' 8" x 11' 0") Laminate wood flooring, feature fire place, ceiling spotlights, traditional radiator and vertical radiator. Utility area with worksurface, plumbing for washing machine and space for tumble dryer. Pantry cupboard, uPVC double glazed French doors to the rear and opening to the kitchen.

### Kitchen

2.74m x 2.46m (9' 0" x 8' 1") A range of matching shaker style base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including waist height electric oven and induction hob with extractor over. Plumbing for dishwasher, tiled floor, uPVC double glazed window and Velux window to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## First Floor

### Landing

Access to the partly boarded attic, doors to all bedrooms and the bathroom.

### Bedroom 1

3.56m x 3.48m (11' 8" x 11' 5") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.79m x 3.39m (12' 5" x 11' 1") UPVC double glazed window to the front and radiator.

### Bedroom 3

3.18m x 2.84m (10' 5" x 9' 4") UPVC double glazed window to the front and radiator.

### Bathroom

White 4 piece suite comprising; concealed cistern wc, vanity sink unit, freestanding bath and corner shower cubicle with mains fed shower. Partly tiled walls, ceiling spotlights, vertical radiator and uPVC double glazed window to the rear.

### Outside

The rear garden is enclosed by brick wall and timber fencing to the perimeter with gated access to the front and comprises paved patio, turfed lawn, timber shed and brick built store room.