

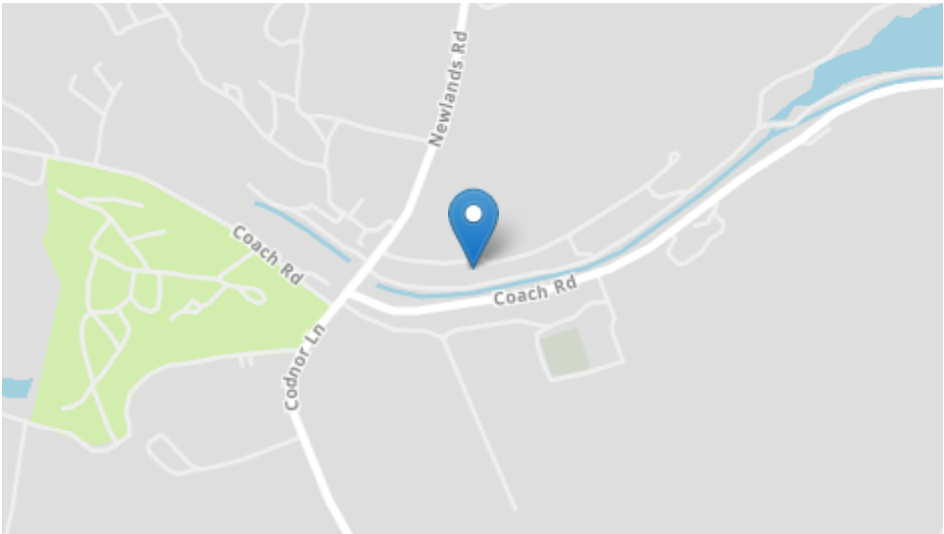
Golden Valley, Riddings, Alferton, DE55 4ES

Offers Over £300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	84
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 - 29565542



- Detached Character Home
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Open Plan Dinning Kitchen
- Four Piece Victorian Style Bathroom Suite
- Country Side Views
- Outbuilding With WC
- Summer House
- Large Well Established Rear Garden
- Driveway Parking & Garage

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



*** WELCOME 'HOLM' *** Located in a delightful semi-rural location in Golden Valley, is this superb, extended, detached home. Character and charm throughout, and features include three reception rooms, off road parking, garage, and a stunning garden with wonderful open views of the surrounding countryside. Briefly comprising; entrance porch, dining room, kitchen, lounge, study. To the first floor, two double bedrooms and a generous bathroom. Outside, to the front is a driveway and detached garage, whilst to the rear is a private and mature garden, split into several different areas, along with an outbuilding with a WC and storage area, summer house, and lovely views across countryside. Located in Golden Valley, walks are on your doorstep, along with excellent road and commuter links. The nearby town of Alfreton provides an array of amenities. Contact Watsons to arrange a viewing.

Ground Floor

Study

4.16m x 3.93m (13' 8" x 12' 11") UPVC entrance door, stairs to first floor and step to study, radiator, brick feature fire place with inset log burner, uPVC double glazed windows to the front and side and double doors to lounge.

Lounge

4.70m x 4.09m (15' 5" x 13' 5") UPVC double glazed window to the side, radiator, brick feature fire with inset multifuel burner and double doors to open plan kitchen and dining area.

Dining Area

3.52m x 2.93m (11' 7" x 9' 7") UPVC double glazed window to the rear and side, door to porch, open access to kitchen, wood flooring and French doors to the rear garden.

Kitchen

3.63m x 2.46m (11' 11" x 8' 1") A range of matching wall and base units with worksurfaces incorporating ceramic sink & drainer unit. Space for appliances including range cooker and fridge freezer, wood flooring, timber beams and open access to the dining area.

Porch

UPVC door to the outside, and internal door into the dining area.

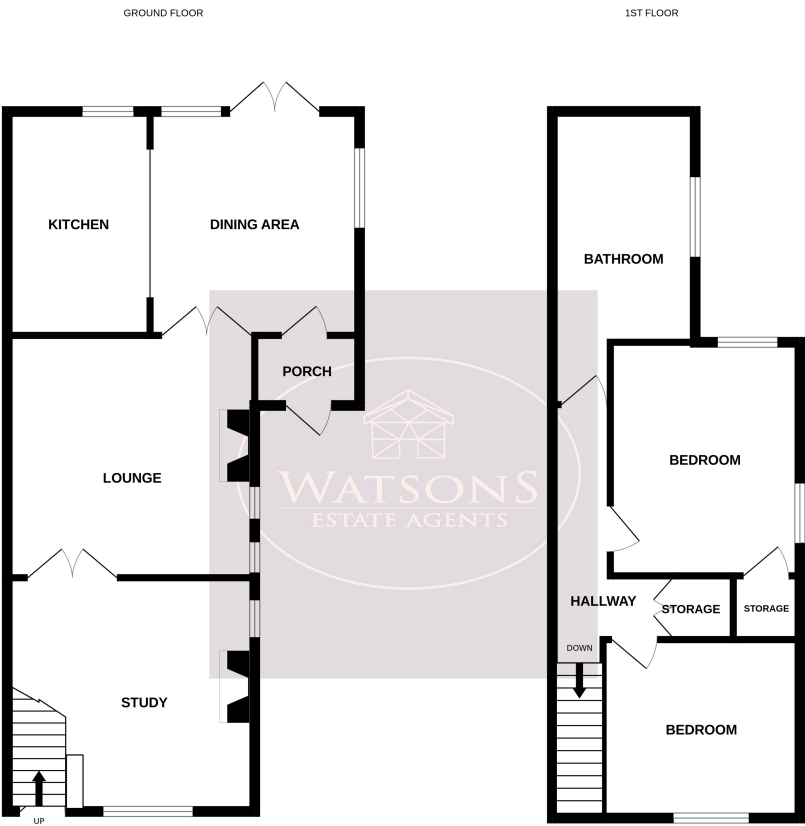
First Floor

First Floor Landing

Doors to both bedrooms and bathroom, airing cupboard and access to partially boarded loft.

Bedroom 1

3.45m x 3.27m (11' 4" x 10' 9") UPVC double glazed windows to the front and side, storage cupboard and radiator.



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 for 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.
Made with Metropix 12/25

Bedroom 2

3.93m x 3.14m (12' 11" x 10' 4") UPVC double glazed window to the front, and radiator.

Bathroom

White five piece suite comprising of Victorian style wc, vanity sink, bidet, free standing bath and mains fed cubicle shower. Obscured uPVC double glazed window to the side, wood flooring, partially tiled walls and radiator.

Garage

Detached single garage, fitted with power and up and over doors.

Outbuilding

The brick built outbuilding contains a wc and utility/store rooms housing the gas boiler.

Outside

To the front of the property is a tarmacadam driveway leading to the detached garage and porch, along with the timber gate to the rear garden. A pathway leads to the entrance door palisaded by brick walls. The rear garden features a large patio seating area with stone steps leading down towards the outbuilding and summer house fitted with power, a patio pathway edged by flower beds with a range of plants and shrubbery, leading down to a second patio seating area and turfed lawn with countryside views. Throughout the garden are well established plants and shrubbery and the garden is enclosed by timber fencing and well established hedges.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the outside utility, it is 10 months old and was last serviced in January 2025.