

Wood Street, Alfreton, Derbyshire. DE55 7JW

£299,950 Freehold

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this extended detached home within walking distance of Alfreton town centre. Recently renovated to seamlessly combine tradition and modernity, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, open plan Dining/Living/Kitchen, Utility Room and WC to the ground floor whilst there are three double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the property benefits from driveway parking for several vehicles to the front elevation with fencing either side. Storm canopy provides shelter to the front door whilst outdoor paving leads down the side elevation.

The rear enclosed garden boasts composite decking accessed via bi fold doors from the Kitchen/Living Area ensuring the perfect space to host or relax alongside impressive lawn which features trees and mature shrubbery throughout. The garden is secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Detached Family Home
- Walking Distance into Alfreton Town
- Perfect for access to A38 and M1
- Walking distance to Alfreton train station
- Fully Renovated Throughout
- Extended Home In Desirable Location
- Driveway Parking for Multiple Vehicles
- Fully Rewired
- New heating System/Plumbing
- New Boiler
- Direct Train to Chesterfield (10 Minutes)
- Direct Train to Nottingham (25 Minutes)
- Direct Train to Sheffield (30 Minutes)
- Less Than 5 Minute Walk To Alfreton Train Station



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with wood effect Karndean flooring, wall mounted radiator, carpeted stairs rising to first floor and doorways to;

Lounge

15' 4" x 12' 0" (4.67m x 3.66m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Utility Room

9' 8" x 5' 1" (2.95m x 1.55m) With base cupboards and worktop space including inset sink. There is under counter power/plumbing for washing machine/tumble dryer. Double glazed window features to side elevation whilst designer wall mounted and wood effect flooring complete the space. Access to WC.

WC

With low level WC and handwash basin. The space also benefits from wall mounted heated towel rail and wall fitted extractor unit.

Open Plan Living Kitchen

23' 2" x 19' 6" (7.06m x 5.94m) A stunning open plan space with double glazed bifold doors opening to the rear enclosed garden and roof lantern ceiling allowing for maximum natural light and a classy finish. The Kitchen area itself is comprehensively fitted with base cupboards and eye level units which feature a range of high end integrated appliances including; Induction hob with accompanying extractor hood, double oven, microwave, fitted fridge, fitted freezer and integrated dishwasher. The Dining/Living Area benefits from wall mounted radiator and spotlights to the ceiling which helps form the perfect family room to relax or entertain.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space features double glazed window to side elevation and access to loft which is insulated in line with latest building regulations.

Bedroom One

11' 1" x 10' 1" (3.38m x 3.07m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

En-Suite

7' 9" x 2' 11" (2.36m x 0.89m) A tiled three piece suite including; Shower cubicle, vanity handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted heated towel rail, shaving point and ceiling fitted extractor unit complete the space.

Bedroom Two

12' 6" x 10' 2" (3.81m x 3.10m) With double glazed windows to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

9' 4" x 9' 2" (2.84m x 2.79m) With double glazed windows to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

6' 0" x 5' 9" (1.83m x 1.75m) A tiled three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted heated towel rail, shaving point and ceiling fitted extractor unit complete the space.

Outside

Externally, the property benefits from driveway parking for several vehicles to the front elevation with fencing either side. Storm canopy provides shelter to the front door whilst outdoor paving leads down the side elevation. The rear enclosed garden boasts composite decking accessed via bi fold doors from the Kitchen/Living Area ensuring the perfect space to host or relax alongside impressive lawn which features trees and mature shrubbery throughout. The garden is secured by timber fencing making it ideal for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

