

Shakespeare Drive, Alfreton.

£190,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom semi detached home within walking distance of Alfreton town centre and railway station. Occupying impressive plot, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Dining Kitchen and Lounge to the ground floor with three double Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from impressive plot consisting of driveway parking to the front elevation alongside front lawn which could be converted into further parking subject to the necessary permissions. The rear garden is a superb space mainly laid to lawn with impressive patio area ensuring the ideal space to host or relax.

There is large timber framed shed to the bottom of the garden with further storage space accessed via gate behind. A combination of timber fencing and mature shrubbery secures the space making it ideal for those with pets and young children.

## FEATURES

- Family Home With Impressive Plot
- Walking Distance into Alfreton Town
- Walking Distance To Alfreton Train Station
- Driveway Parking
- Rear Enclosed Garden And Patio
- Double Bedrooms



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with tiled flooring, wall mounted radiator and doorways to;

### Downstairs WC

### Kitchen

12' 0" x 11' 2" (3.66m x 3.40m) Featuring a range of base cupboards and eye level units with complimentary worktops over and stainless steel inset one and a half bowl sink. There is space, power and plumbing for a range of freestanding appliances whilst tiled flooring and tiled splashbacks complete the space. Double glazed window to rear elevation, wall mounted radiator and rear exit door all also feature.

### Living Room

17' 4" x 10' 10" (5.28m x 3.30m) Enjoying a dual aspect of double glazed window to front elevation and double glazed French doors opening to rear garden. Wall mounted radiator, carpeted flooring and fitted store cupboard complete this space.

### First Floor

### Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space benefits from double glazed window to front elevation.

### Bedroom One

12' 0" x 8' 10" (3.66m x 2.69m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

9' 1" x 7' 11" (2.77m x 2.41m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

6' 10" x 5' 10" (2.08m x 1.78m) A tiled three piece suite including; Double walk in shower, vanity handwash basin and low level WC. Double glazed obscured window to rear elevation, wall mounted heated towel rail and wall fitted extractor unit complete the space.

### Outside

Externally, the property benefits from impressive plot consisting of driveway parking to the front elevation alongside front lawn which could be converted into further parking subject to the necessary permissions. The rear garden is a superb space mainly laid to lawn with impressive patio area ensuring the ideal space to host or relax. There is large timber framed shed to the bottom of the garden with further storage space accessed via gate behind. A combination of timber fencing and mature shrubbery secures the space making it ideal for those with pets and young children.

### Council Tax

We understand that the property currently falls within council tax band A, 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.







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