

Hall Street, Alferton, Derbyshire.

£415,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this extended detached period property in Alfreton. Offering spacious living accommodation throughout whilst boasting prominent town centre location, the property makes a wonderful family home. We anticipate high levels of early interest so advise an early internal inspection to avoid disappointment.

Benefitting from a wealth of original features combined with a touch of modernity, the property briefly comprises; Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Downstairs Shower Room and wrap around Conservatory to the ground floor whilst hosting beautiful gallery Landing , four Double Bedrooms, Bathroom and separate WC to the first floor.

Externally, the property boasts a sizeable plot with rear enclosed garden to include patio seating areas, lawn space, brick built green house, brick built summer house and double storey detached Garage hosting Workshop above. There is off street parking for multiple vehicles to the side elevation as well as a block paved frontage currently housing well maintained shrubbery adding to the property's grandeur.

## FEATURES

- Town Centre Location
- Four Double Bedrooms
- Period Charm Throughout
- Detached Garage And Workshop
- Off Street Parking for Several vehicles
- Recently Built Conservatory with Roof lantern ceiling
- Private Rear Garden
- Ideal For Access to A38 & M1
- Close to Amenities
- Walking Distance into Alfreton Town



## ROOM DESCRIPTIONS

### Entrance Hall

3.76m x 2.08m (12' 4" x 6' 10") Accessed via UPVC double glazed door with stained glass aspect to the front elevation, with original decorative tiled flooring, cast iron radiator, decorative ceiling coving and carpeted stairs with original oak banister to the first floor. Doorways to Lounge, Dining Room and Kitchen.

### Lounge

4.98m x 3.71m (16' 4" x 12' 2") Shrouded in character, the Lounge features multi burner on raised tiled hearth with oak surround, further decorative oak surround running floor to ceiling, bay window to the front elevation with stained glass panels and inside double glazing. Two stained glass windows to side elevation, wall mounted radiator with decorative cover and original wooden flooring also feature.

### Dining Room

3.91m x 3.77m (12' 10" x 12' 4") With bay window to the front elevation featuring stained glass panels and inside double glazing, wall mounted radiator and decorative cover, original fire place with tiled hearth and elegant decorative surround. Original wooden flooring.

### Kitchen

5.28m x 3.52m (17' 4" x 11' 7") Featuring a range of base cupboards and eye level units providing storage, the Kitchen hosts marble worktop surfaces throughout whilst featuring tiled splashbacks to cover integrated 'Belfast ' sink and drainer unit. The focal point of the Kitchen is Rangemaster cooker housed in decorative oak surround featuring fitted extractor hood and stylish tiled splashback. There is a 'Butcher block' island in the centre of the Kitchen combining further storage and a space to dine. Sash window to the side elevation, wall mounted radiator, double glazed window to rear, tiled flooring. The newly fitted gas central heating boiler is housed in the Kitchen. Access to Utility Room.

### Utility Room

3.91m x 1.93m (12' 10" x 6' 4") Accessed via wooden door from Kitchen, with Victorian pulley ceiling drying rack, sash window to rear elevation, tiled flooring and access to Conservatory and Shower Room. Additional storage space can be found in integrated closet space with fitted shelving.

### Shower Room

2.39m x 1.53m (7' 10" x 5' 0") A three piece suite including Corner shower with sliding doors, vanity wash basin and low level WC. Completely tiled flooring and walls , wall mounted radiator, ceiling fitted extractor fan and double glazed obscured window to rear elevation all feature.

### Conservatory

6.91m x 2.04m (22' 8" x 6' 8") Implemented by the current vendors is this wonderful L shaped double glazed conservatory with roof lantern ceiling and stained glass panels keeping with tradition. The space benefits from it's own air conditioning system, slate tiled flooring and double glazed French doors accessing the rear enclosed garden.

### Landing

3.97m x 2.10m (13' 0" x 6' 11") A stunning gallery landing with original ceiling fitted stain glass panel chute, glazed window with stain glass feature to the front elevation and original oak banister. Decorative coving. Cast iron radiator and carpeted flooring all feature. Access to all four Bedrooms, the Family Bathroom and WC. Loft access via pull down ladder.

### Bedroom One

3.93m x 3.72m (12' 11" x 12' 2") With bay window to front elevation benefitting from inside double glazing and feature fireplace with decorative surround and tiled hearth. Ceiling fitted fan/light, carpeted flooring and wall mounted radiator all feature.

### Bedroom Two

3.91m x 3.76m (12' 10" x 12' 4") With bay window to front elevation benefitting from inside double glazing and feature fireplace with decorative surround and tiled hearth. Carpeted flooring and wall mounted radiator both feature.

### Bedroom Three

3.26m x 2.80m (10' 8" x 9' 2") A comfortable double bedroom with sash window to rear elevation, wall mounted radiator, original feature fireplace and freshly carpeted flooring. Loft access via pull down ladder.

### Bedroom Four

3.19m x 2.83m (10' 6" x 9' 3") A comfortable double bedroom with sash window to rear elevation, wall mounted radiator, original feature fireplace and freshly carpeted flooring.

### Bathroom

1.93m x 1.87m (6' 4" x 6' 2") A two piece suite including bath with overhead shower with accompanying shower screen and pedestal hand wash basin. Original wooden flooring, decorative panelling to the walls, wall mounted radiator, tiled walls to cover shower/bath area and sash window with obscured panel to rear elevation.

### WC

1.89m x 1.45m (6' 2" x 4' 9") A two piece suite including vanity wash basin and low level WC surrounded by original oak panelling. Wall mounted radiator, wall mounted extractor fan and obscured double glazed stained glass panel to side elevation.

### Garage/Workshop

6.35m x 5.39m (20' 10" x 17' 8") A double storey garage with useable loft space fitted with light and power on both levels. Accessed via door from rear elevation and fitted with double doors to Front elevation. Electric vehicle charging point and solar panel box.

### Outside

Externally, the property boasts a sizeable plot with rear enclosed garden to include patio seating areas, lawn space housing mature fruit trees thought to have been planted at the time the property was built, brick built green house, brick built summer house and double storey detached Garage and additional workshop. The property has OWNED solar panels. There is off street parking for multiple vehicles to the side elevation as well as a block paved frontage currently housing well maintained shrubbery adding to the property's grandeur.

### Council Tax

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