

Helpston Close, Westhouses.

£240,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom semi detached family home on popular yet peaceful residential estate. Perfect for access to A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

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

Externally, the property boasts driveway parking for multiple vehicles to the front elevation with access to single detached garage via up and over door and access to low maintenance rear garden to side elevation. The rear garden is the perfect entertaining patio space bordered by timber fencing making it ideal for those with pets/young children also. Outdoor power points and taps also feature whilst the Garage can be accessed via door from the rear garden.

FEATURES

- Popular Cul-De-Sac Location
- Sought After Residential Location
- Ideal for access to Alfreton, Ripley, A38 and M1
- Great First Time Buy
- Family Home
- Made to measure Blinds/Shutters throughout
- Detached Garage & Ample Off Road Parking



ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door to front elevation with porcelain tiled flooring, understairs store cupboard, carpeted stairs to first floor, wall mounted radiator beneath decorative cover and doorways to;

WC

A tiled two piece suite comprising; Vanity handwash basin and low level WC. Wall mounted heated towel rail features whilst double glazed obscured window to front elevation completes the space.

Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops over which integrate a range of appliances including; Gas oven, gas hob with accompanying extractor hood and inset stainless steel sink. The flooring is a continuation of porcelain tiles from the Entrance Hall whilst tiled splashback covers the workspace. Under unit lighting allows for a smart finish whilst wall mounted radiator and double glazed window to front elevation completes the space.

Living Room

With wood effect flooring throughout, wall mounted radiator beneath decorative cover and wall mounted gas fireplace. Open archway provides access to Dining Area whilst double glazed French doors access the Conservatory.

Dining Room

Enjoying an open aspect to the Lounge Area. With double glazed window to rear elevation, wall mounted radiator and a continuation of the wood effect flooring from the Lounge.

Conservatory

UPVC double glazed Conservatory with double glazed French doors accessing rear enclosed garden, wall mounted electric fireplace and wood effect flooring throughout.

Landing

Accessing all three Bedrooms and the family Bathroom. With fitted store cupboard and access to Loft hatch. Double glazed window to front elevation.

Bedroom One

With double glazed window to rear elevation, wall mounted radiator, carpeted flooring and full length fitted wardrobes with sliding doors.

Bedroom Two

With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe/desk unit provides ample storage capacity.

Bedroom Three

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted shelving unit provides ample storage capacity.

Bathroom

A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Fitted cabinet provides storage whilst wall mounted heated towel rail, ceiling fitted extractor fan and double glazed obscured window to front elevation completes the space.

Outside

Externally, the property boasts driveway parking for multiple vehicles to the front elevation with access to single detached garage via up and over door and access to low maintenance rear garden to side elevation. The rear garden is the perfect entertaining patio space bordered by timber fencing making it ideal for those with pets/young children also. Outdoor power points and taps also feature.

Council Tax

We understand that the property currently falls within council tax band B, with Bolsover District 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

