

Birches Brook, South Wingfield.

£210,000

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this stunning two bedroom end townhouse property in idyllic village location. The property boasts tarmacked driveway housing off street parking for numerous vehicles and private rear garden perfect for hosting and relaxing. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen, WC and Living/Dining Area to complete the ground floor with two double Bedrooms and family Bathroom to the first floor.

Externally, the property boasts impressive tarmac driveway fit to house 4-5 cars to the side elevation, with lawned areas to front and side. The rear enclosed garden comprises; Patio accessed via French doors from the property, lawned area fitted with timber planters and elevated decked entertaining space, perfect for hosting or relaxing. The garden is bordered and secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Ideal First Time Buy
- Village Location
- Quiet Cul De Sac Position
- Ample Off Road Parking
- Private Rear Garden



ROOM DESCRIPTIONS

Entrance Hall

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

WC

With low level WC, pedestal handwash basin with tiled splashback. Wood effect flooring, mini wall mounted radiator and wall fitted extractor unit complete the space.

Kitchen

10' 7" x 5' 6" (3.23m x 1.68m) Featuring a range of base cupboards and eye level units with complimentary worktops that integrate a range of appliances including; AEG oven/hob with accompanying extractor hood, fitted dishwasher, washing machine, fridge freezer and inset sink and drainer unit. Wood effect flooring runs throughout whilst mini wall mounted radiator and double glazed window to front elevation completes the space.

Living/Dining Area

14' 8" x 12' 9" (4.47m x 3.89m) Enjoying double glazed French doors opening to rear garden, double glazed window to side elevation, wall mounted radiator and wood effect flooring throughout. Fitted cupboard provides understairs storage.

Landing

Accessing both Bedrooms and the family Bathroom. With fitted cupboard housing gas central heating boiler and further storage capacity.

Bedroom One

10' 8" x 9' 10" (3.25m x 3.00m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes provide ample hanging/storage capacity.

Bedroom Two

12' 7" x 7' 4" (3.84m x 2.24m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

7' 9" x 5' 4" (2.36m x 1.63m) A three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Tiled effect flooring runs throughout whilst tiled splashback covers the units. Wall mounted heated towel rail, wall mounted extractor unit and obscured double glazed window to side elevation completes the space.

Outside

Externally, the property boasts impressive tarmac driveway fit to house 4-5 cars to the side elevation, with lawned areas to front and side. The rear enclosed garden comprises; Patio accessed via French doors from the property, lawned area fitted with timber planters and elevated decked entertaining space, perfect for hosting or relaxing. The garden is bordered and 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 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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