

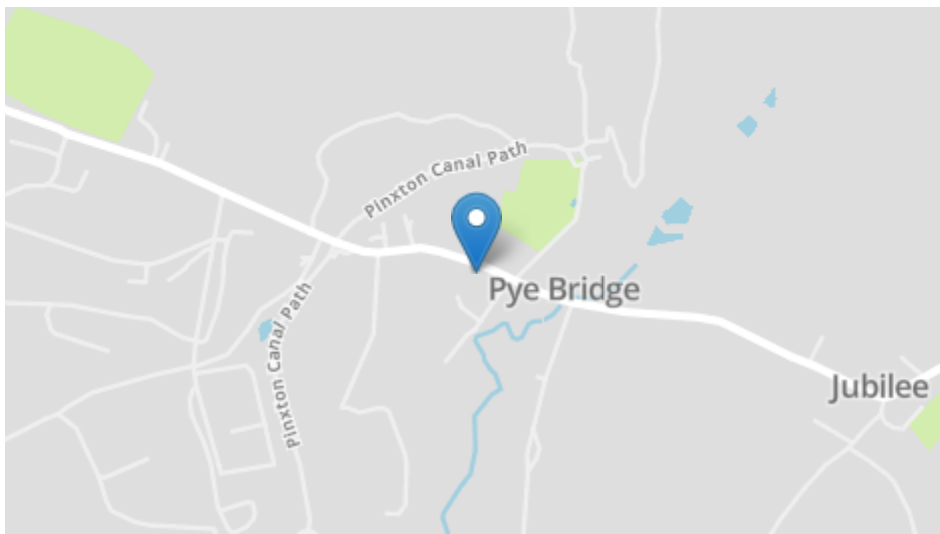
Main Road, Pye Bridge, Alfreton, Derbyshire, DE55 4NY

£190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	84
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 DOUBLE Bedrooms
- Dining Kitchen
- Driveway & Garage
- Semi Rural Location
- Ease of Access to A38 & M1
- Ideal First Home
- No Upward Chain

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
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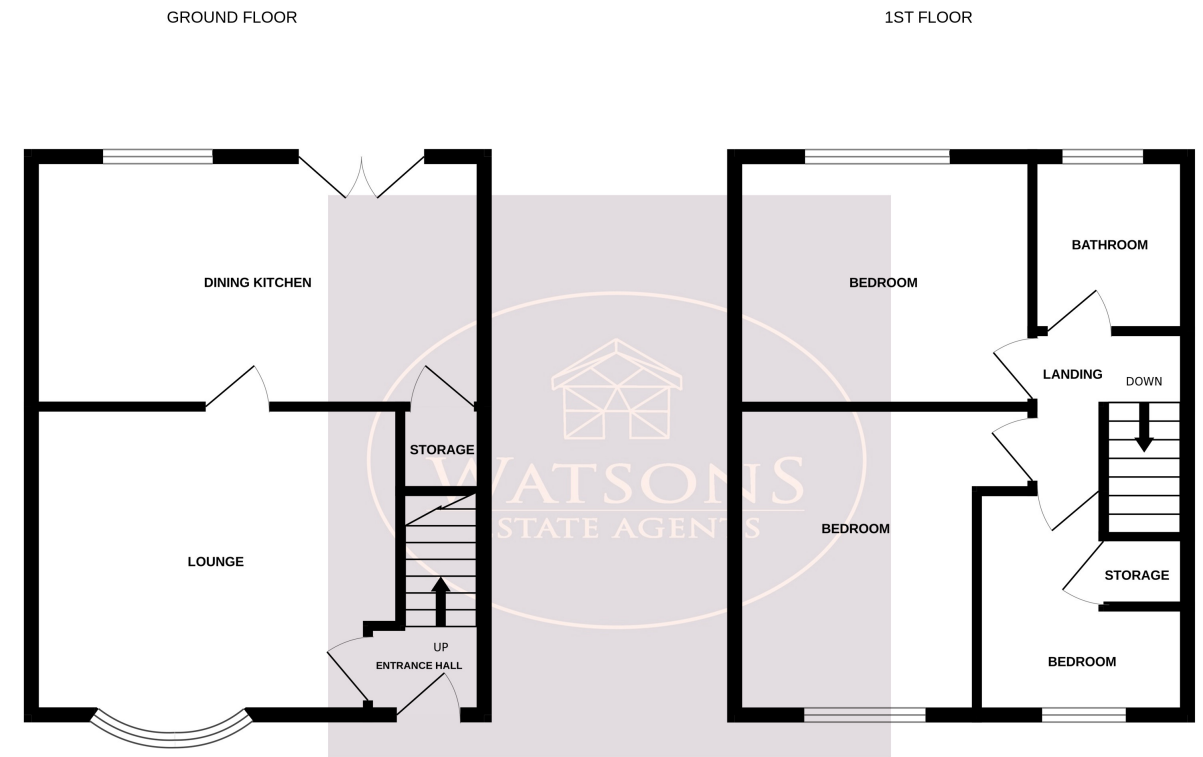
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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\*\*\* LOOKING FOR YOUR FIRST FAMILY HOME? \*\*\* Perfect modern living & well presented family home with an entertaining garden for those summer BBQs? Look no further! Situated within walking distance to local shops, schools and a short drive to junction 27 & 28 of the M1. Internally there is no major changes needed and being tastefully decorated throughout by the current owners, so all you need to do is unpack. There is also ample parking to the front and a park with open fields to the rear. The property in brief comprises to the ground floor; entrance hall, lounge with bay window and open plan modern dining kitchen with french doors to the rear leading to the garden. To the first floor a landing giving access to three bedrooms and a three piece bathroom suite. To the outside a front garden with ample off road parking and to the rear an enclosed garden, further parking and garage. Bridge is well known for its industrial heritage being an early industrial outpost for the canal and railways forming part of the Pinxton tow path trail and having easy access to major road links including the M1 and A38 to Alfreton, Derby and Nottingham. easily accessible to Matlock, which provides the gateway to the stunning Peak District.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor and door to the lounge.

### Lounge

4.42m x 3.69m (14' 6" x 12' 1") UPVC double glazed bay window to the front, radiator and door to the dining kitchen.

### Dining Kitchen

5.41m x 3.89m (17' 9" x 12' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher. UPVC double glazed window to the rear, under stairs storage, radiator and uPVC double glazed French doors leading to the rear garden.

## First Floor

### Landing

Doors to all bedrooms and bathroom.

### Bedroom 1

3.58m x 3.35m (11' 9" x 11' 0") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.89m x 2.59m (12' 9" x 8' 6") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.67m x 2.59m (8' 9" x 8' 6") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property are gravel beds. Running alongside the property a tarmac driveway provides ample off road parking leading to the detached garage with up & over door. The rear garden comprises a paved patio and turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.