

Damstead Park Avenue, Alfreton.

£380,000 Freehold

FOR SALE

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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market this beautifully presented detached property situated on the select Damstead Park development.

The property is offered for sale with no upward chain and vacant possession and offers spacious accommodation throughout which briefly comprises; Entrance Hallway, Lounge, stunning living/dining Kitchen, Utility room and ground floor Cloakroom. On the first floor the Master Bedroom has built in wardrobes and a spacious En-suite.

There are three further good sized Bedrooms and Family Bathroom.

Outside; the property has a driveway leading to an integral garage and a spacious rear garden with patio seating area. As selling Agents we would highly recommend an internal inspection without delay.

FEATURES

- Substantial Detached Family Home Situated On A Select Development
- No Upward Chain - Ideal Family Home
- Stunning Living Dining Kitchen, Utility Room & Cloakroom
- Master bedroom and en-suite, three further good sized bedrooms and bathroom
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

The property is approached via a modern composite front entrance door leading into the reception hallway, with stairs to the first floor accommodation, central heating radiator and tiled flooring.

Lounge

13'0 x 9'8 (3.97m x 2.97m) With a uPVC double glazed window to the front elevation, television point and central heating radiator.

Living/Dining Kitchen

Kitchen/Dining area - 11'2 x 16'5 (3.41m x 5.02m)

Living Area - 10'0 x 16'9 (3.06m x 5.12m)

A fantastic area for entertaining and Family space. The Kitchen is extremely well appointed with a range of high gloss effect wall and base units with complimentary work surfaces over incorporating an inset sink which is fitted with a waste disposal unit, there is a built in oven and microwave plus five ring gas burner with splash back and extractor hood. Integrated fridge, freezer and dishwasher. There is inset spotlights to the ceiling, tiled flooring and open plan to the living area, also having tiled flooring, television point and bi-fold doors leading to the rear garden.

Utility Room

6'0 x 4'9 (1.85m x 1.45m) With plumbing for an automatic washing machine and dryer space, wall and base unit with work surface. Tiled flooring and access to the garage.

Cloakroom

Fitted with a modern white suite comprising; low flush w.c. and wash hand basin. There is tiling to the walls and floor covering. Inset spotlights to the ceiling and uPVC double glazed window to the side elevation.

First Floor

Galleried Landing

With built in storage cupboard

Master Bedroom

11'9 x 12'11 (3.60m x 3.94m) Having a range of built in full height wardrobes, uPVC double glazed window to the front elevation Central heating radiator and television point.

En suite

4'4 x 8'0 (1.34m x 2.46m) Fitted with a modern three piece suite comprising double shower enclosure, low flush w.c. and wash hand basin. Tiling to the walls, inset spotlights to the ceiling, ladder style radiator

Bedroom 2

8'11 x 12'0 (2.74m x 3.68m) Having a uPVC double glazed window to the rear elevation, built in full height wardrobes with hanging and shelving. Inset spotlights to the ceiling, central heating radiator.

Bedroom 3

9'1 x 10'3 (2.78m x 3.12m) Having uPVC double glazed window to the front elevation, built in full height wardrobes with hanging and shelving space, central heating radiator.

Bedroom 4

7'3 x 10'2 (2.23m x 3.10m) Having uPVC double glazed window to the rear elevation, built in full height wardrobes with hanging and shelving space. Central heating radiator.

Family Bathroom

Fitted with a modern white three piece suite comprising, panelled bath with waterfall style shower head, concealed w.c and floating style sink with cabinet beneath. There is tiling to the walls, ladder style radiator and uPVC double glazed window to the side elevation

OUTSIDE

Front Garden

To the front of the property is an open plan garden area and driveway providing off road parking and access to the integral garage.

Garage

Having a remote control roller door, power and light plus personal door leading into the property.

Rear Garden

To the rear of the property is a good sized garden area which is mainly laid to lawn, having two seating areas, outside lighting and outside tap.

Service Charge - please ask for further details

COUNCIL TAX

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



FLOORPLAN

