

**Birches Avenue, South Wingfield.**

**£280,000 Freehold**

**REDUCED**



## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to bring to the market this four bedroom extended semi detached home to the market. Offering versatile living accommodation on impressive plot, the property is a perfect family home. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen, Lounge, Conservatory, Utility Room and WC to the ground floor with four double Bedrooms and family Bathroom to the first floor.

Externally, the property boasts impressive plot consisting of extensive tarmacked driveway to front elevation with car port housing further parking/outdoor space. Front lawn area is bordered by a combination of timber fencing and mature shrubbery. The rear enclosed garden boasts patio and decked spaces ideal for entertaining with impressive lawn space enclosed by a combination of mature shrubbery and timber fencing making it ideal for those with pets and young children.

## FEATURES

- Extended Semi detached home
- Four Bedrooms
- Conservatory
- Village Location
- Viewing highly recommended



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC door to front elevation, with wood effect flooring, wall mounted radiator and doorways to; Lounge and Kitchen. Carpeted stairs rise to the first floor.

### Kitchen

12' 6" x 9' 11" (3.81m x 3.02m) Featuring a range of base cupboards and eye level units with complimentary worktops integrating appliances such as; Double electric oven, gas hob with accompanying extractor hood, dishwasher and inset sink/drainer unit. Wood effect flooring runs throughout whilst under unit lighting, double glazed window to side elevation and alcove space for free standing fridge freezer complete the space. Access to Utility area.

### Lounge

20' 7" x 11' 6" (6.27m x 3.51m) With double glazed bay window to front elevation with wall mounted radiator, gas fireplace on raised marble hearth and double glazed French doors accessing Conservatory.

### Conservatory

13' 9" x 8' 4" (4.19m x 2.54m) Brick built conservatory with double glazed UPVC window units, tiled flooring and wall mounted radiator. Access to Utility area.

### Utility Room

13' 0" x 5' 6" (3.96m x 1.68m) Featuring worktop space of its own, with under counter power/plumbing for washing machine and wood effect flooring throughout. Access to WC.

### Downstairs WC

### First Floor

### Landing

Accessing all four double Bedrooms and the family Bathroom. Access to loft hatch.

### Bedroom One

13' 3" x 9' 5" (4.04m x 2.87m) With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

11' 8" x 11' 0" (3.56m x 3.35m) With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

11' 8" x 9' 4" (3.56m x 2.84m) With double glazed bay window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

9' 9" x 9' 3" (2.97m x 2.82m) With double glazed bay window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

A four piece suite including; Bath, walk in shower, pedestal handwash basin and low level WC. Tiled flooring runs throughout whilst tiled splashback covers the units. Wall mounted radiator, ceiling fitted extractor fan and double glazed obscured window to front elevation complete the space.

### Outside

Externally, the property boasts impressive plot consisting of extensive tarmacked driveway to front elevation with car port housing further parking/outdoor space. Front lawn area is bordered by a combination of timber fencing and mature shrubbery. The rear enclosed garden boasts patio and decked spaces ideal for entertaining with impressive lawn space enclosed by a combination of mature shrubbery and 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 B, 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 & EPC

