

3 Merchant Drive, Leabrooks, Alfreton. DE55 1NA

£325,000 Freehold

FOR SALE

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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented modern four bedroom detached family home located in quite cul-de-sac position. The property offers well proportioned spacious living accommodation throughout and benefits from a garage conversion that creates an additional reception room. The modern kitchen and bathrooms will appeal to the family market combined with a sizeable walled private rear garden.

The property is located in the village of Leabrooks approximately 3 miles away from the closest Market town of Alfreton.

We recommend an early inspection to avoid disappointment

FEATURES

- A Detached Family Home In Cul De Sac
- Entrance Hall And A Cloakroom/WC
- Living Room And Sitting/ Dining Room
- Modern Fitted Kitchen
- Four Bedrooms (Master With En Suite)
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Easy Access To Alfreton Town Centre, A38 And M1
- Viewing Absolutely Essential To Appreciate Presentation And Space



ROOM DESCRIPTIONS

Entrance Hallway

Entered via composite door from the front elevation, attractive wooden floor covering, wall mounted alarm control panel, wall mounted radiators and internal doors accessing all downstairs rooms. Carpeted staircase to 1st floor landing.

Downstairs WC

With Low flush WC, vanity unit with tiled splash back, ceiling mounted extractor fan, wood floor covering and wall mounted radiator.

Kitchen

14'0 x 8'9 (4.29m x 2.68m) Located at the front of the property and comprising of a range of wall and base mounted units with roll top work surfaces incorporating a one and a half bowl stainless steel sink drain unit with mixer taps and complementary splash back areas. A number of integrated appliances to include dishwasher, electric oven, Gas hob, extractor canopy and fridge freezer with additional floor to ceiling larder cupboards. Glazed window to front elevation, spotlight into ceiling, under cupboard lighting, warm mounted radiator and wood floor covering. Door opening into:-

Utility Room

6'1 x 5'2 (1.86m x 1.59m) With the continuation of the wood floor covering from the kitchen and wall and base mounted storage units with rolltop worksurface incorporating a single stainless steel sink drainer unit with mixer taps and tile splashback. Undercounter space and plumbing for washing machine and tumble dryer, warm mounted combination boiler, ceiling mounted extractor fan and double glazed door to the side elevation.

Living Room

20'5 x 12'7 (6.25m x 3.85m) Located to the rear elevation is a sizable family space with double glazed window and French doors accessing the rear garden. Warm mounted radiators and TV point. The feature focal point of the room is a bespoke media wall with space for TV and inset electric fire. Useful pop out storage cupboards with shelving.

Sitting/Dining Room

16'6 x 7'9 (5.05m x 2.39m) (garage conversion) access from the entrance hallway with double glazed window to the front elevation, wall mounted radiator, TV point and useful stairs storage alcove .

First Floor

Landing

With double glaze obscured window to the side elevation, ceiling mounted smoke alarm, warm mounted radiator and ceiling mounted loft access point

Bedroom One

12'9 x 13'0 (3.89m x 3.97m)- glazed window to the front elevation, arrange of inbuilt fitted wardrobes provide useful storage in hanging space, warm mounted radiator and attractive half wood wall panelling. Internal door leads to:-

En-Suite

6'4 x 6'0 (1.93m x 1.85m) - comprising of a three-piece modern suite to include WC, vanity unit with towel splashback and shower enclosure with main shower attachment over. Warm out extractor fan, double glaze obscured window, wood floor covering and wall mounted radiator.

Bedroom Two

13'11 x 12'11 (4.26m x 3.96m) - double glazed window to the rear elevation, wall mounted radiator and fitted double wardrobe

Bedroom Three

10'4 x 9'10 (3.17m x 3.02m) with double glazed window to the rear elevation, fitted wardrobes, dressing table and TV point

Bedroom Four

8'3 x 8'3 (2.53m x 2.53m) double glazed window to the front elevation and wall mounted radiator

Bathroom

6'2 x 4'5 (1.90m x 1.36m) comprising of a three-piece



FLOORPLAN & EPC

