

Birchwood Road, Alfreton.

£250,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this detached family home in much sought after residential location. Perfectly positioned for access to A38 and M1 road links whilst remaining within walking distance of Alfreton town centre, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge, Dining Room and Kitchen to the ground floor with three Bedrooms, family Bathroom and En Suite.

Externally, the home benefits from a wealth of off street parking to the front elevation. The block paved driveway leads to garage which can be accessed via electric steel roller door. The rear enclosed garden features impressive entertaining patio accessed via French doors from the dining room. There is further tiered lawned area adding to this fantastic space. The garden is bordered and secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Detached Family Home
- Garage with electric door and blocked paved driveway
- Three Bedrooms
- Family Bathroom, En Suite And Downstairs WC
- Rear Garden And Patio
- Perfect For Access to A38 & M1
- Viewing Essential



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to the front elevation with wood effect flooring, wall mounted radiator with decorative cover and doorways to;

Downstairs Cloakroom

Featuring low level WC and pedestal handwash basin with tiled splashback. Mini wall mounted radiator and double glazed obscured window to front elevation also feature.

Lounge

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Decorative panelling to the walls feature alongside wall lights and provide character.

Dining Room

With double glazed French doors to rear elevation, decorative panelling to walls, wall mounted radiator and wood effect flooring.

Kitchen

Featuring a range of base cupboards for storage and complimentary wood effect worktops over. Gas oven, gas hob with accompanying extractor hood and stainless steel one and a half bowl sink are all integrated whilst there is space for free standing washing machine and fridge. UPVC double glazed door accesses rear patio.

First Floor

Landing

Accessing all three bedrooms and the family bathroom with double glazed window to side elevation and fitted airing cupboard for storage.

Bedroom One

With double glazed window to front elevation, decorative panelling to the walls, wall mounted radiator and carpeted flooring. Access to En Suite.

En-Suite

A three piece suite including; Corner shower cubicle, pedestal handwash basin and low level WC. Mini wall mounted radiator, wall fitted extractor unit and double glazed obscured window to front elevation complete the space.

Bedroom Two

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Family Bathroom

A tiled three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC. Wall mounted heated towel rail, obscured window to side elevation and wall fitted extractor unit complete the space.

Outside

Externally, the home benefits from a wealth of off street parking to the front elevation. The block paved driveway leads to garage which can be accessed via electric steel roller door. The rear enclosed garden features impressive entertaining patio accessed via French doors from the dining room. There is further tiered lawned area adding to this fantastic space. 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 C, 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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