

Parkwood Close, ALFRETON.

£360,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Conveniently positioned for easy access on to the A38 and M1 is this superbly presented modern Detached House. Enjoying a corner plot with open views to the front, the house is well placed within walking distance of Alfreton Town Centre and all local amenities.

Accommodation comprises an Entrance Hall, Cloakroom/WC, a Lounge with triple aspect windows and a real feature is the open plan modern Kitchen opening to a Dining Area and having Bi fold doors to the rear garden and patio. To the first floor are Four Bedrooms, En Suite to Bedroom one and a Family Bathroom. The house benefits from UPVC double glazing and gas central heating.

The house has a delightful, enclosed rear garden with extensive paved patio and raised beds. A driveway to the rear provides off road parking for several vehicles and leads to a Detached Single Garage.

An internal inspection is recommended to appreciate lay out and presentation.

FEATURES

- A Superbly Presented Detached House
- Entrance Hall And Cloakroom/WC
- Lounge With Triple Aspect Windows
- Open Plan Dining Room And Fitted Kitchen
- Four Bedrooms (Master With En Suite)
- Family Bathroom
- Delightful Enclosed Garden And Patio Area
- Driveway For Several Cars
- Detached Garage
- Open Views To The Front
- Easy Access To Alfreton Town Centre, A38 And M1



ROOM DESCRIPTIONS

Entrance Hallway

Having a modern composite door providing access and a double glazed window with frosted glass to the side. There is a feature wood grain effect luxury vinyl floor, a built-in cupboard providing storage space, a central heating radiator and stairs lead off to the first floor

Downstairs WC

Appointed with a two piece suite comprising a wall mounted wash hand basin and a low flush WC with feature tiling to the walls. There is a wood grain effect floor, a central heating radiator, an extractor fan and inset spotlighting to the ceiling. There is a double glazed window to the side

Lounge

14'7 x 10'8 (4.45m x 3.27m)

A light and airy room with four UPVC double glazed windows and two central heating radiators.

Open Plan Kitchen / Living Area

22'3 x 16'8 (6.78m x 5.10m)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complimentary work surface over incorporating a stainless steel sink/drainer unit with mixer tap. There is feature open shelving and a feature island unit with additional cupboards and open shelving. Integrated appliances include an electric double oven, gas hob, extractor with light ,refrigerator and freezer. There is a wood grain effect luxury vinyl floor which continues from the hallway, two UPVC double glazed windows to front and double glazed bi-fold doors provide access to and views of the rear garden and patio. Having a central heating radiator and inset spotlighting to the ceiling. An under stairs cupboard provides excellent storage space.

First Floor

Landing

Having a built in airing cupboard and access is provided to the roof space. There is a UPVC double glazed window to the side elevation.

Bedroom One

10'1 x 9'10 (3.09m x 3.00m)

Appointed with a range of fitted wardrobes providing excellent hanging and storage space. There is a central heating radiator and two UPVC double glazed windows.

En-Suite

8'1 x 3'9 (2.40m x 1.16m)

Appointed with a three piece modern suite comprising a shower cubicle with glass shower screen and twin shower head, a vanity wash hand basin and a low flush WC with complementary tiling to the walls. Having inset spotlighting, an extractor fan, wall mounted chrome heated towel rail and a built-in bathroom cabinet which provides excellent storage space. There is a UPVC double glazed window to side.

Bedroom Two

12'9 x 8'10 (3.90m x 2.70m)

Having two double glazed windows to front and side elevation and a central heating radiator

Bedroom Three

9'0 x 8'11 (2.75m x 2.74m)

Having a double glazed window and a central heating radiator.

Bedroom Four

7'6 x 7'0 (2.29m x 2.15m)

With a central heating radiator and a UPVC double glaze window

Bathroom

7'2 x 5'5 (2.19m x 1.66m)

Appointed with a three piece modern suite comprising a panelled bath with shower over, additional handheld shower attachment and shower screen, a wall mounted wash hand basin and a low flush WC. There is modern tiling to the walls, a wall mounted chrome heated towel rail, tiled floor, inset spotlighting and an extractor fan. Having a UPVC double glazed window to side.

Outside

The property sits nicely on a corner plot behind wrought iron railings with a gate providing access. A path leads to the front door and the side of the house with low maintenance gravelled borders and an artificial lawn. There is an outside light.

The garden has a walled surround and briefly comprises of an extensive paved patio with lawned garden beyond, a gravelled bed which is well stocked with a variety of shrubs and flowering plants and raised beds with timber sleepers to the surround. Outside lighting, tap and electric points. There is a greenhouse to the rear and a timber gate provides access.

A driveway to the rear of the house provides off road parking for several vehicles and leads to a Detached Single Garage (20'1 " x 10'2") with up and over door, light and power

Annual Service Charge

Please ask for further details.

Council Tax

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