

Southcroft, Off Grange Street, ALFRETON, Derbyshire.

£235,000 Freehold

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## PROPERTY DESCRIPTION

A Detached Dormer Bungalow with versatile and spacious accommodation comprising a Lounge with feature fireplace, a Dining Kitchen, Utility Room, Shower Room with modern suite, Conservatory, rear Porch and Three Double Bedrooms.

There are gardens to the front and rear together with useful outbuildings. A driveway provides off road parking for 2-3 vehicles.

Ideally positioned within the heart of Afreton Town Centre, within walking distance of all amenities and within easy reach of the A38 and M1.

Viewing essential to appreciate decor and presentation

## FEATURES

- Deceptively Spacious Detached Dormer Bungalow
- Located In The Heart Of Alfreton Town Centre
- Lounge and Dining Kitchen
- Separate Utility Room
- Conservatory And Rear Porch
- Three Double Bedrooms
- Modern Shower Room
- Generous Plot With Gardens Front And Rear
- Off Road Parking For 2/3 Cars
- Viewing Essential To Appreciate Decor And Presentation



# ROOM DESCRIPTIONS

## Lounge

12'10 x 10'10 (3.93m x 3.32m)

Having a double glazed composite door providing access to the front, a feature fireplace with slate hearth housing an electric log burner stove, and having a wooden lintel. There is a wood grain effect laminate floor, a central heating radiator, and a UPVC double glazed box bay window to the front.

## Inner Hallway

Having a wood grain effect laminate floor, central heating radiator and a built-in cupboard providing excellent storage space.

## Dining Kitchen

11'1 x 9'5 (3.38m x 2.87m)

Comprehensively fitted with a range of base cupboards and drawers with a wood grain effect work surface over incorporating a Belfast style sink with mixer tap. Integrated appliances include a five ring gas hob, an extractor fan with light and an electric oven. There is space for a fridge/freezer, feature Metro style tiling to the splash back areas, a UPVC double glazed window to the rear and a modern vertical radiator.

## Utility Room

9'7 x 6'2 (2.94m x 1.88m)

Appointed with a range of base cupboards, drawers and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink/ drainer unit. There is tiling to splash back areas, plumbing for an automatic washing machine, space for a tumble dryer and a wall mounted combination boiler (serving domestic, hot water and central heating system). There is a UPVC double glaze window to the side and a tiled floor.

## Shower Room

9'9 x 5'9 (2.98 x 1.77m)

With a three-piece modern suite comprising a walk-in double shower area with glass shower screen, feature tiled shelf and mains fed shower over, a Vanity wash hand basin with useful cupboards beneath and a low flush WC. There is full tiling to the walls and floor, a wall mounted modern heated towel rail, an extractor fan, inset spotlight to the ceiling and a wall mounted bathroom cabinet with mirrored front.

## Bedroom One

11'3 x 10'10 (3.44m x 3.30m)

Having a wood grain effect laminate floor, a central heating radiator with wooden shelf over and a UPVC double glazed box bay window to the front .

## Inner Hall

Having a double glazed window to the side and stairs lead off to the first floor.

## Sun Room

13'10 x 11'3 (4.23m x 3.45m)

Having a tiled floor, a polycarbonate roof and sealed unit double glazed windows. A door provides access to the garden.

## Rear Porch

7'11 x 7'9 (2.42m x 2.39m)

Having a wood grain effect laminate floor, brick built base and double glazed windows with a door to the side providing access.

## First Floor

## Landing

## Bedroom Two

14'11 x 10'10 (4.56m x 3.31m)

With a radiator and a UPVC double glazed window.

## Bedroom Three

14'10 x 9'4 (4.53m x 2.86m)

With a radiator, a sealed unit double glazed sky light style window and a feature recess/dressing area.

## Outside

To the front of the property a driveway provides off road parking for several vehicles. A gate provides access to a lawned garden with paved and graveled patio areas. A path leads to the bungalow and around the side to the side entrance.

To the rear there is an enclosed garden with artificial grass and two wooden sheds/store rooms providing excellent storage space and having light and power.

## 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.



# FLOORPLAN

