

Maple-Lea, Wood Street, Alfreton.

£318,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this wonderful three bedroom detached new build bungalow in Alfreton. Benefitting from impressive plot and versatile living accommodation, the property would be ideal for young families or those looking to downsize. Boasting 36 inset solar panels, the property is highly energy efficient.

We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen/Dining/Living Area, Utility Room, Separate Lounge/Dining Room, three Bedrooms, Family Bathroom and further En Suite.

Externally, the property boasts tarmacked driveway providing parking for numerous vehicles to the front elevation. The rear garden is a wonderful space, mainly laid to lawn with fabulous raised entertaining patio accessed via bi fold doors from the Dining Kitchen making it the ideal space for hosting or relaxing. The rear garden is bordered and secured by timber fencing ensuring a safe and secure space, ideal for those with pets and young children.

FEATURES

- 36 Inset Solar Panels
- SHOW HOME NOW AVAILABLE TO VIEW
- 10 Year Structural Defects Warranty
- 10 Year Gas Boiler Warranty
- Easy access to A38 and M1
- Two Tone Shaker Style Kitchen with impressive island and integrated appliances
- Bi-Fold Doors Accessing the Rear Garden
- Less Than 5 Minute Walk To Alfreton Train Station
- EV Charging Point
- Direct Train to Chesterfield (10 Minutes)
- Direct Train to Sheffield (30 Minutes)
- Direct Train to Nottingham (25 Minutes)
- Separate Utility Room
- Separate Lounge



ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door to side elevation with wall mounted radiator, double fitted cupboards providing storage capacity and doorways to;

Kitchen/Dining/Living Area

8.04m x 3.35m (26' 5" x 11' 0") A stunning two tone shaker style Kitchen with Kitchen island providing additional storage. Complimentary wood effect worktops run throughout as integrated appliances including; Microwave, electric oven, induction hob with accompanying extractor hood, dishwasher and inset sink all feature alongside fitted breakfast bar. The Kitchen Area benefits from open aspect to Dining/Living space toward the rear elevation where full length double glazed window overlooks rear enclosed garden and double glazed bi fold doors open up to entertaining patio. Doorway to Utility Room.

Utility Room

Featuring worktop space with under counter plumbing/power for washing machine and tumble dryer. The gas central heating boiler is also located here.

Separate Lounge/Dining Room

3.93m x 3.57m (12' 11" x 11' 9") With wall mounted radiator and double glazed French doors accessing rear enclosed garden.

Bedroom One

3.68m x 2.89m (12' 1" x 9' 6") A double Bedroom with double glazed window to front elevation, wall mounted radiator, TV point and access to En Suite.

En Suite

A three piece suite comprising; Shower cubicle, vanity handwash basin and low level WC. Wood effect flooring runs throughout whilst all units benefit from tiled splashback. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to side elevation complete the space.

Bedroom Two

3.58m x 2.88m (11' 9" x 9' 5") With double glazed window to front elevation, wall mounted radiator and TV point.

Bedroom Three

2.50m x 2.19m (8' 2" x 7' 2") With double glazed window to side elevation, wall mounted radiator and TV point.

Bathroom

2.01m x 1.96m (6' 7" x 6' 5") A three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Wood effect flooring runs throughout whilst tiled splashback covers all units. Wall mounted heated towel rail and ceiling fitted extractor unit complete the space.

Outside

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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

