

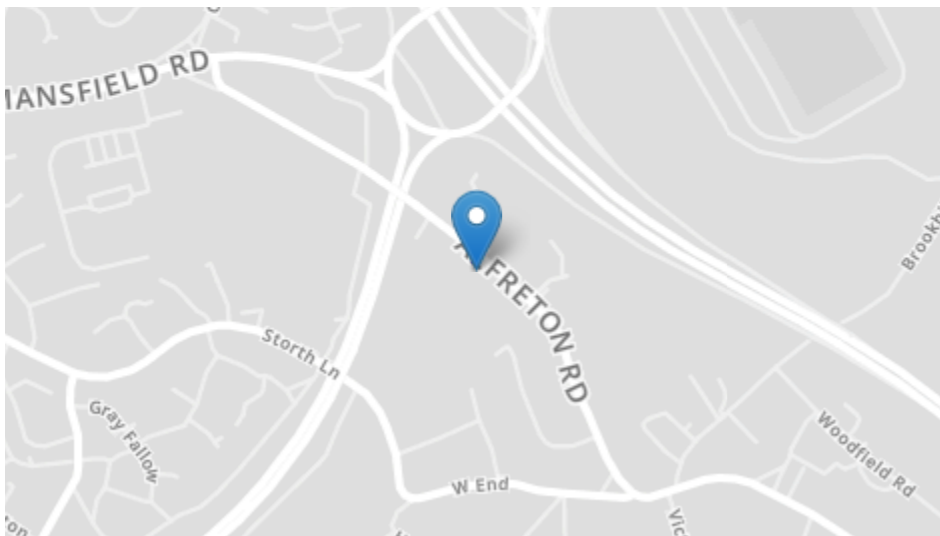
Alfreton Road, Pinxton, NG16 6JZ

Offers Over £375,000

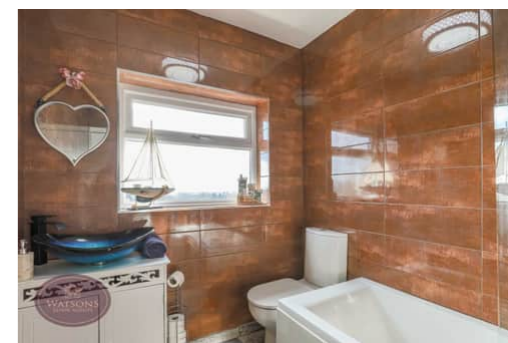
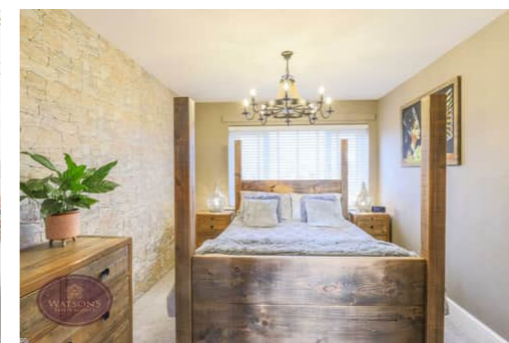


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



- Extended Detached Family Home
- 3 DOUBLE Bedrooms
- 2 Loft Rooms
- En Suite & Family Bathroom
- Newly Fitted Dining Kitchen
- Sun Room
- Downstairs WC & Utility Room
- Landscaped Rear Garden With Open Views
- Off Road Parking & Garage
- Ease of Access To M1 & A38

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27137096

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** MORE THAN MEETS THE EYE! *** Beyond the attractive façade of this extended, detached family home, you'll find a wealth of living accommodation, spacious bedrooms and a beautiful landscape garden that is perfect for entertaining family & friends. Having been extended, re-configured and recently renovated by the current owners, this really is a home you can move straight into and enjoy from the moment you collect the keys. Upgraded & high specification finishes, including porcelain tiled floors, vertical radiators, decorative coving & chrome sockets (to name a few!) demonstrate that no expense has been spared by our sellers in improving and maintaining this exceptional home. Upon entry, the hall leads into the open plan dining room and breakfast kitchen, which is fitted with quality shaker style units complimented by copper hardware and composite work surfaces. The focal point of the dining area is a feature fireplace and this bright & airy room has ample space for a 10 seater dining table. From the kitchen there is open access to the sun room, which overlooks the rear and gives access to the utility room and WC. The lounge features a stylish free standing electric fire, porcelain tiled flooring and bi folding doors leading to the garden, bringing the outdoors in during the warmer months. On the first floor, the landing leads to the family bathroom and three double bedrooms. The primary bedroom has open access to a well proportioned en suite shower room, which has been fitted with a bespoke suite including twin glass sinks atop a solid wooden base and an oversized shower enclosure with LED lighting, sound system, steam facility and body jets. On the second floor, there are two loft rooms both with eaves storage and sky light windows. Outside, the landscaped rear garden has been thoughtfully configured to provide plenty of seating, entertaining and relaxing 'zones' allowing you to enjoy the sunshine as it moves around the garden. To the front of the property a driveway provides off road parking for multiple vehicles and leads to a large integral garage. Alfreton Road runs through the village of Pinxton which is well served by amenities including schools, shops, a doctors surgery & pharmacy. The excellent transport links include easy access to the A38 & Junction 28 of the M1 motorway. For more information, or to secure a viewing appointment, call our team.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, radiator and door to the dining room.

Dining Room

4.46m into the bay x 4.04m (14' 8" x 13' 3") UPVC double glazed bay window to the front, wood effect laminate flooring, radiator and open plan access to the breakfast kitchen.

Breakfast Kitchen

4.97m x 3.45m (16' 4" x 11' 4") A range of matching shaker style wall & base units, composite work surfaces incorporating an inset one & a half bowl sink & drainer unit with flexi tap. Range style cooker with 7 ring gas hob and extractor over. Central island with base units & power sockets. Under stairs storage/pantry, vertical radiator, porcelain tiled floor and wall open access to the sun room and door to the lounge.

Lounge

5.35m x 3.93m (17' 7" x 12' 11") Feature free standing electric fire, porcelain tiled flooring, vertical radiator. Door to the garage and bi folding doors leading to the rear garden.

Sun room

4.0m x 2.5m (13' 1" x 8' 2") Brick & uPVC double glazed construction, polycarbonate roof, tiled flooring, radiator, wall mounted combination boiler. French doors to the rear garden and doors to the utility room/WC.

Utility Room/WC

UPVC double glazed window to the rear, ceiling spotlights, heated towel rail, plumbing for washing machine. WC, vanity sink unit and heated mirror.

First Floor

Landing

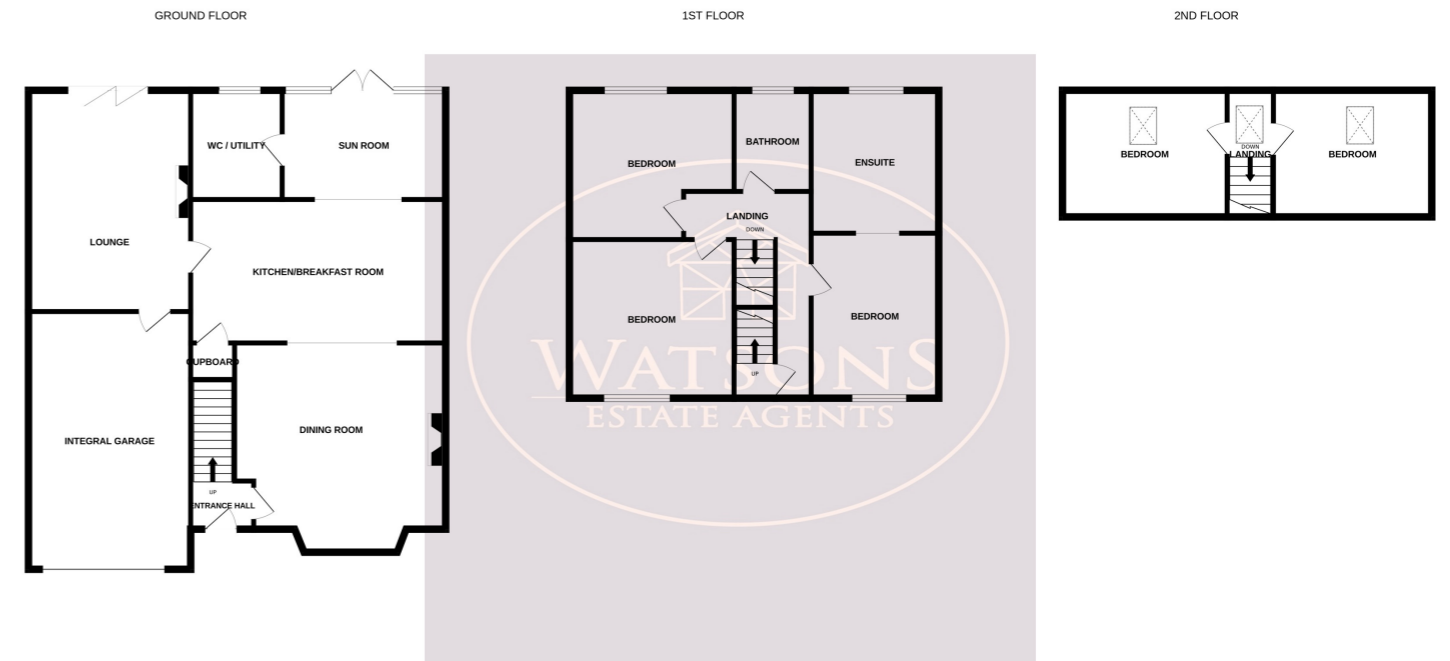
Exposed brick wall and doors to the primary bedroom, bedrooms 2 & 3 and the family bathroom.

Primary Bedroom

4.0m x 3.04m (13' 1" x 10' 0") UPVC double glazed window to the front, stone tiled wall, radiator and access to the en suite.

En Suite

4.0m x 3.45m (13' 1" x 11' 4") Bespoke suite comprising of a wooden base units with 2 table top sink bowls, two heated LED mirrors, WC, large shower cubicle with integrated sound system, LED lighting, dual rainfall effect shower and body jets. Heated towel rail, porcelain tiled flooring and uPVC double glazed window to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2

3.96m x 3.73m (13' 0" x 12' 3") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 3

3.89m x 3.53m (12' 9" x 11' 7") UPVC double glazed window to the rear with open views. Radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with dual rainfall effect shower with body jets. Heated towel rail and uPVC double glazed window to the rear.

Second Floor

Landing

Velux window with integrated blinds and doors to the loft rooms.

Loft Room

4.1m x 2.65m (13' 5" x 8' 8") (Currently used as a dressing room) Velux window with integrated blinds, radiator and integrated eaves storage.

Loft Room

4.1m x 2.65m (13' 5" x 8' 8") Velux window with integrated blinds, radiator and integrated eaves storage.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A tarmac gated driveway provides ample off road parking and leads to the garage measuring 6.11m x 3.97m with remote controlled roll up door, power and storage cupboards. The South facing rear garden offers a good level of privacy with open views over nearby countryside and comprises an Indian sandstone paved patio, central decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed with power. Other features include 4 double power points and external taps. The garden is enclosed by timber fencing to the perimeter with gated access to the side & rear.