

Birchwood Road, Alfreton.

£245,000 Freehold

REDUCED



PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this traditional extended semi detached home in Alfreton. Ideally positioned for access to A38 and M1 motorways whilst remaining in 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, open plan Dining Kitchen, Utility Room and Conservatory to the ground floor with three Bedrooms and the family Bathroom to the first floor and additional Loft Room to the second floor.

Externally, the property benefits from impressive plot including driveway parking for several vehicles to the front elevation which leads to detached Garage fitted with light and power. The rear enclosed garden features wonderful reaching lawn space and raised entertaining decking perfect for hosting or relaxing. The entire space is bordered and secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

FEATURES

- Walking distance to local amenities
- Perfect for access to A38 and M1
- Three Bedrooms and further Loft Room
- Garage & Driveway Parking for Multiple Vehicles
- 3/4 Bedrooms
- Extended Family Home
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Entrance Hall

Accessed through porch via stained glass feature door with carpeted flooring, wall mounted radiator and doorways to; Living/Dining Room, WC and Utility Room.

Living/Dining Room

7.54m x 3.06m (24' 9" x 10' 0") Open plan space with double glazed bay window to front elevation, two separate decorative fireplaces, two wall mounted radiators and carpeted flooring throughout.

WC

With corner handwash basin and low level WC. Obscured double glazed window features to side elevation.

Utility Room

3.78m x 1.79m (12' 5" x 5' 10") With worktop space hosting stainless steel inset sink and under counter plumbing/power for washing machine and tumble dryer. Fitted cupboard provides ample storage capacity whilst UPVC door access rear elevation.

Kitchen

5.66m x 4.02m (18' 7" x 13' 2") A stunning open space comprehensively fitted with a range of appliances including; NEFF Double oven with warming drawers, fitted fridge freezer, integrated dishwasher and inset one and a half bowl sink. The kitchen island hosts induction hob with in built extractor unit alongside a wealth of storage capacity. Wood effect flooring features throughout whilst three wall mounted radiators, double glazed window to side elevation and five Velux windows to ceiling complete the space. Double glazed French doors access Conservatory.

Conservatory

3.72m x 3.69m (12' 2" x 12' 1") Impressive UPVC double glazed Conservatory fitted with wood effect flooring and double glazed French doors accessing rear enclosed garden.

Landing

With access to all three Bedrooms, family Bathroom and hallway/stairs leading to Loft Room.

Bedroom One

3.30m x 3.19m (10' 10" x 10' 6") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

3.12m x 2.32m (10' 3" x 7' 7") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

2.28m x 1.94m (7' 6" x 6' 4") With double glazed window to front elevation having panoramic views, built in wardrobe, wall mounted radiator and carpeted flooring.

Bathroom

A three piece suite comprising: Bath with shower screen and attachment, pedestal handwash basin and low level WC. Fitted airing cupboard provides additional storage capacity whilst wall mounted radiator and double glazed obscured window to rear elevation completes the space.

Loft Room

4.41m x 3.24m (14' 6" x 10' 8") Fitted with double glazed windows to side and rear elevation with panoramic views, wall mounted radiator and carpeted flooring.

Outside

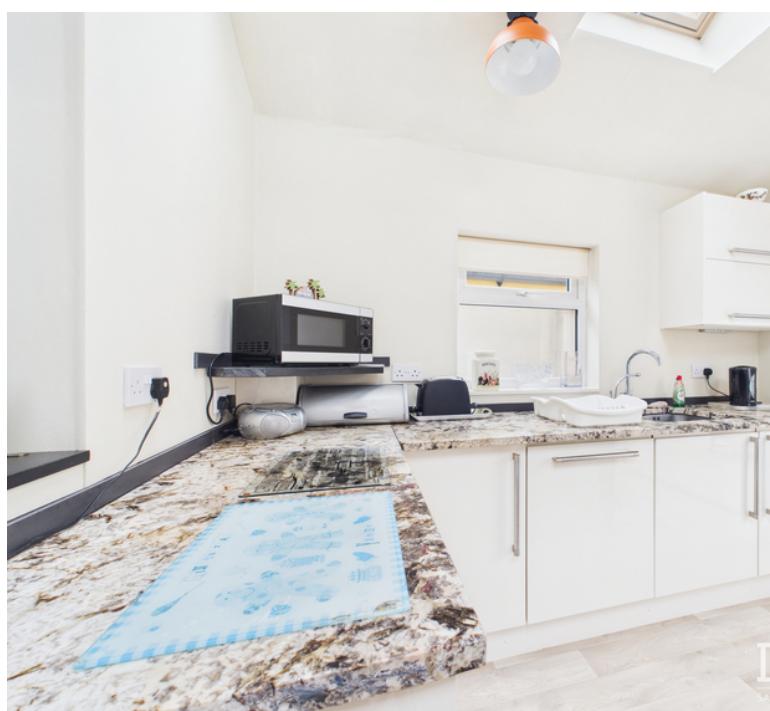
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Council Tax

We understand that the property currently falls within council tax band B, 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 & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	