

Wycliffe Road, Alfreton.

£325,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this traditional three bedroom detached family home on much sought after residential road within walking distance of Alfreton town centre. Early viewing is highly recommended to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Lounge, Dining/Living Space, Kitchen, Utility Room & Shower Room to the ground floor with three Bedrooms and four piece family Bathroom to the first floor.

Externally, the property benefits from tarmacked driveway with off street parking for several vehicles to the front elevation with garage accessed via electric roller door. The garage itself is fitted with light and power and can be accessed from inside the house. The rear garden is a fantastic space boasting impressive entertaining patio, extensive lawn and mature trees and shrubbery throughout ensuring the perfect area to host or relax. There is access to garage via high security steel door to the rear. The garden is secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- A seamless blend of tradition and modernity
- Viewing Highly Recommended
- Walking Distance To Alfreton Train Station
- Walking Distance into Alfreton Town
- Popular Residential Location
- Walking Distance to Local Schools
- Impressive Rear Garden
- Driveway parking and garage
- Potential To Extend (Subject To Planning permission)



ROOM DESCRIPTIONS

Entrance Porch & Hallway

With dual UPVC double glazed doors accessing entrance porch housing traditional front doorway with obscured glass and timber surround. Wood effect flooring runs throughout whilst wall mounted radiator and carpeted stairs rising to the first floor also feature. Doorways to;

Living Room

4.36m x 3.60m (14' 4" x 11' 10") With stunning double glazed bay window to front elevation, wood effect flooring and wall mounted radiator. The centre piece of the room is wood burning stove set on raised hearth.

Living/Dining Area

3.78m x 3.31m (12' 5" x 10' 10") With double glazed French doors to rear elevation, wood effect flooring and wall mounted radiator. This extended space also benefits from fireplace on raised hearth set in decorative surround.

Kitchen

4.15m x 2.55m (13' 7" x 8' 4") A stunning kitchen featuring a range of base cupboards and eye level units with granite worktops over and fitted appliances including; Double gas oven, gas hob with accompanying extractor hood and inset one and a half bowl sink. Tiled splashback covers the work surface whilst tiled flooring runs throughout. Spacious downstairs pantry/storage area provides additional kitchen capacity alongside Utility Room;

Utility Room

2.28m x 1.60m (7' 6" x 5' 3") With cupboard space of its own, granite worktop integrating sink/drainage unit and undercounter plumbing this area can be used to access the garage and downstairs shower room.

Shower Room

1.58m x 1.49m (5' 2" x 4' 11") A tiled three piece suite including; Corner shower cubicle, handwash basin and low level WC. Wall mounted heated towel rail, wall fitted extractor unit and double glazed obscured window to rear elevation completes the space.

First Floor

Landing

Fabulous landing area benefitting from double glazed window to side elevation, oak banister and loft hatch access. Doorways to;

Bedroom One

3.80m x 3.03m (12' 6" x 9' 11") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Full length fitted wardrobes provide valuable storage/hanging capacity.

Bedroom Two

3.77m x 2.70m (12' 4" x 8' 10") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Full length fitted wardrobes provide valuable storage/hanging capacity whilst fitted desk forms the ideal dressing area.

Bedroom Three

2.40m x 2.25m (7' 10" x 7' 5") With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

Bathroom

2.69m x 2.39m (8' 10" x 7' 10") A stylish four piece suite comprising; Corner shower cubicle, bath, vanity wash basin unit and low level WC. Obscured double glazed windows feature to side and rear elevation whilst wall mounted radiator and ceiling fitted extractor unit completes the space.

Outside

Externally, the property benefits from tarmacked driveway with off street parking for several vehicles to the front elevation with garage accessed via electric roller door. The garage itself is fitted with light and power and can be accessed from inside the house and the garden via high security steel door and frame. The rear garden is a fantastic space boasting impressive entertaining patio, extensive lawn and mature trees and shrubbery throughout ensuring the perfect area to host or relax. The garden is secured by timber fencing making it ideal for those with pets and young children.

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 & EPC

