

Independent Hill, Alferton, Derbyshire.

£275,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

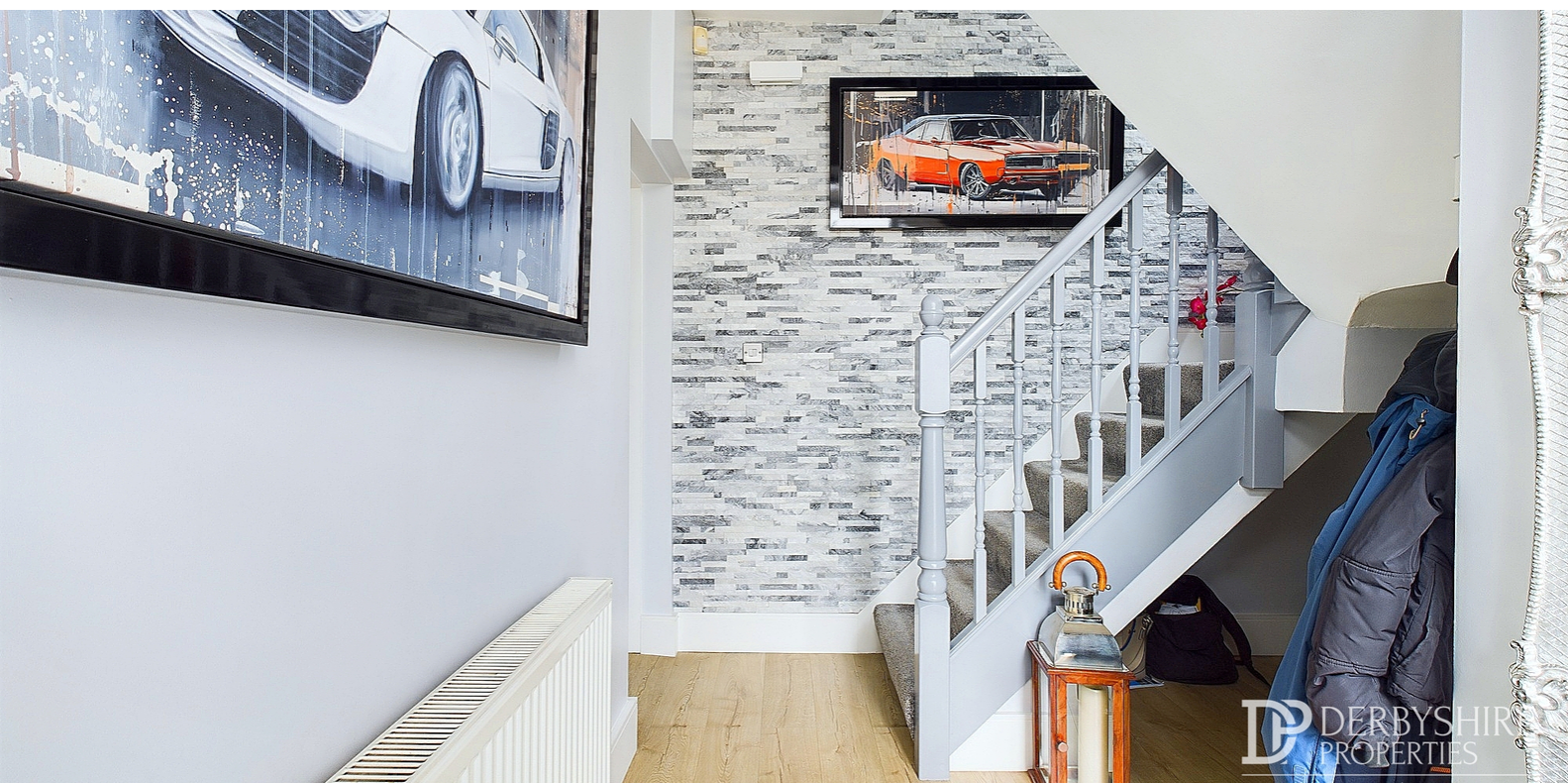
DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETTINGS

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to bring to the market this stunning family home in Alfreton, briefly comprising of an entrance hallway, living room, dining room, fitted kitchen, entertaining room, utility room and shower room to the ground floor. To the first floor landing there are three double bedrooms and a gorgeous four piece bathroom suite, to the second floor landing there is a superior master bedroom with walk-in wardrobes and ensuite shower room. Outside there is an enclosed and private courtyard garden, outbuildings and off road parking for two/three vehicles. Detached Annex, ideal for independent living. Viewing highly recommended.

FEATURES

- Extended Four Bedroomed Property
- Well Presented Throughout
- Enclosed Courtyard
- Three Reception Rooms
- Detached Annex
- Parking for several Vehicles
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Entrance Hallway

Door to the front elevation, laminate floor, radiator, window to the side elevation, Quartz tiled feature wall and stairs leading to the first floor.

Living Room

12' 6" x 10' 10" (3.81m x 3.30m)

Two windows to the front elevation, radiator, Quartz feature wall with inset display, TV aerial point and telephone connection. Store room with lighting and electrics.

Dining Room

12' 6" x 11' 10" (3.81m x 3.61m)

Spacious dining room with window to the rear elevation, radiator, multi fuel stove feature (currently not in operation) laminate floor and open plan to the kitchen area.

Fitted Kitchen

11' 6" x 9' 5" (3.51m x 2.87m)

Fitted kitchen with matching wall and base units, work surface with sink and drainer, built-in induction hob/oven with extractor fan, space for an American style fridge/freezer, spotlights and laminate floor.

Entertaining Room

16' 0" x 11' 6" (4.88m x 3.51m)

Light filled room with vaulted ceiling, French doors to the side elevation, two windows to the rear, window to the side and front elevation, two radiators, LED lighting and laminate floor.

Utility Room

Work surface with inset circular sink, space and plumbing for a washing machine and tumble dryer. Window to the side elevation, full marble tiled floor and walls and built-in storage cupboards.

Shower Room

6' 9" x 4' 0" (2.06m x 1.22m)

Three piece shower room with walk-in double shower with mains fed drench shower over, WC and fitted wash basin over vanity unit. Obscure window to the rear elevation, heated towel rail, full marble tiled floor and walls.

First Floor

Landing

Quartz tiled wall feature, window to the front elevation, radiator and stairs leading to the second floor.

Bedroom Two

15' 1" x 9' 4" (4.60m x 2.84m)

Large double bedroom with window to the rear elevation, radiator, solid wood floor, TV aerial point and fitted wardrobes.

Bedroom Three

12' 6" x 10' 10" (3.81m x 3.30m)

Double bedroom with window to front elevation, solid wood floor, radiator, TV aerial point and fitted wardrobes.

Bedroom Four

11' 10" x 9' 5" (3.61m x 2.87m)

Double bedroom with window to the rear elevation, radiator and fitted wardrobes.

Bathroom

12' 3" x 6' 9" (3.73m x 2.06m)

Stunning four piece bathroom suite including a fitted bath, walk-in shower room with mains fed drench shower over, WC and double sinks over vanity units. Obscure window to the rear elevation, heated towel rail, fully tiled floor and walls, spotlights and extractor fan.

Second Floor

Bedroom One

21' 0" x 18' 4" (6.40m x 5.59m)

Superior double bedroom with two windows to the rear elevation, two radiators, fitted wardrobes, walk-in wardrobes, LED lighting, TV aerial point and laminate floor.

En-Suite Shower Room

6' 6" x 5' 7" (1.98m x 1.70m)

Modern three piece shower room including a fitted double walk-in shower with drench shower over, WC and wash basin over vanity unit. Obscure window to the rear elevation, full marble tiled floor and walls, heated towel rail and extractor fan.

Outside

Enclosed and private courtyard garden with block paved patio seating area, raised sleeper borders, outbuildings with power and lighting, external log burner and outside gym area. Outside lighting, electrics and lighting.
Off road parking for two/three vehicles on a block paved driveway.

Annex

In addition to the substantial main residence is a detached annex that provides independent living. The annex has water and electric connected and offers a Kitchen area, living room, bedroom and shower room. The annex is ideal for an elderly relative or teenager.

Council Tax

We understand that the property currently falls within council tax band A, 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.



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