

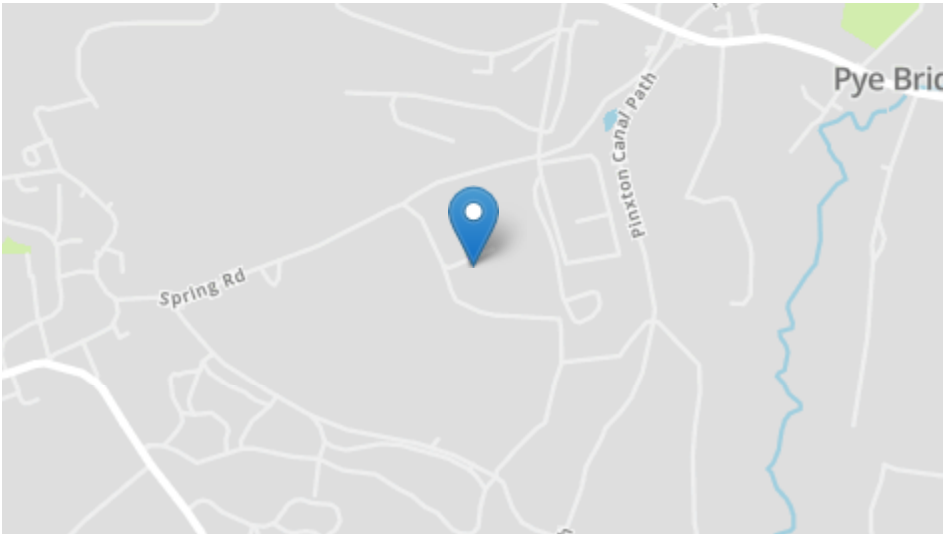
Hollyhurst Court, Riddings, Alfreton, DE55 4BZ

£260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Mid Terrace Home
- 3 Bedrooms
- Modern Open Plan Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Off Road Parking & Garage
- Private Low Maintenance Rear Garden
- Excellent Road Links

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 - 29951615

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



*** LIVING THE COUNTRY LIFE! *** Located within a discreet development of quality modern homes set amongst the trees in the popular village of Riddings is this beautiful 3 bedroom home! Boasting spacious and stylish living accommodation with a garden to the rear and a garage with a driveway. If you are wanting something special tucked away within a short walk to woodland then this is for you!

Ground Floor

Entrance Hall

UPVC entrance door, radiator, stairs to first floor with under stairs storage and door to kitchen. Wood effect laminate flooring.

Lounge

6.01m x 4.03m (19' 9" x 13' 3") UPVC double glazed bay window to the front, radiator and French doors to the rear garden. Wood effect laminate flooring.

Kitchen

4.13m x 3.78m (13' 7" x 12' 5") A range of wall and base units with worksurfaces incorporating a sink & drainer unit. Integrated appliances including electric oven, 5 ring gas hob with extractor over, integrated fridge freezer, dishwasher and washing machine. Central island with breakfast bar offering further storage space. Two uPVC double glazed windows to the front, radiator and open access to lounge. Wood effect laminate flooring.

First Floor

First Floor Landing

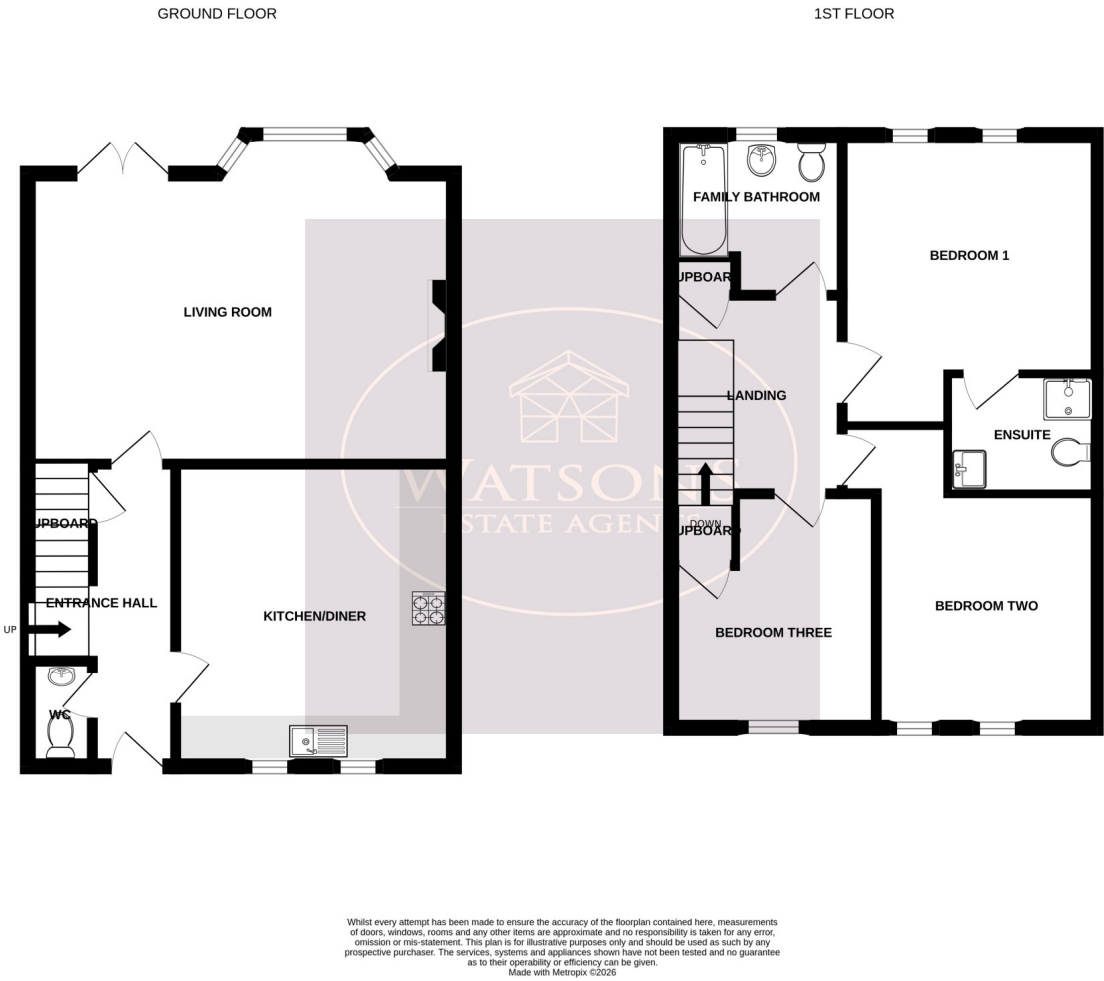
Door to all bedrooms and bathroom and storage cupboard.

Bedroom 1

3.12m x 2.76m (10' 3" x 9' 1") Two uPVC double glazed windows to the rear, fitted wardrobe, radiator and door to ensuite.

Ensuite

White three piece suite comprising wc, vanity sink and cubicle shower.



Bedroom 2

3.35m x 3.10m (11' 0" x 10' 2") Two uPVC double glazed windows to the front and radiator.

Bedroom 3

2.81m x 2.39m (9' 3" x 7' 10") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath. Obscured uPVC double glazed window to the rear.

Garage

Adjacent to the property is a single garage with up and over door and parking to the front of the garage with additional parking to the front of the property. The low maintenance rear garden offers a good level of privacy with open views and comprises a paved patio seating area, artificial lawn, raised railway sleeper flower bed borders and is enclosed by timber fencing to the perimeter with gated access to the rear leading to open woodland walks.

Agents Note

The seller has provided us with the following information. The boiler is located in the kitchen and is around 5 years old. The boiler was last serviced in 2024.