

Finch Close, Alfreton.

£230,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For sale' this impressive three bedroom semi detached home, situated on a popular modern residential development in Alfreton. Offered with NO UPWARD chain, we recommend an early internal inspection to avoid disappointment.

The property was built in 2023 and the accommodation comprises of hallway, downstairs W.C., lounge, dining kitchen, three bedrooms (with the mater having an en-suite shower room) and a family bathroom. Outside, there is a double-width, block-paved driveway to the front. The rear garden has a paved patio, but is mainly laid to lawn with fencing to the boundaries. Early viewing is highly recommended.

## FEATURES

- Semi Detached House
- Three Bedrooms - Master with En-Suite
- Modern Development - Built in 2023
- Double-Width Driveway
- No Upward Chain
- Well Presented Throughout
- Viewing Advised



## ROOM DESCRIPTIONS

### Entrance Hallway

Front door to the entrance hallway. Door through to the Lounge and door to the:

### Downstairs WC

Low level W.C. Pedestal wash hand basin with splash back. Double glazed window to the side. Radiator.

### Living Room

4.68m x 3.87m (15' 4" x 12' 8") Stairs to the first floor. Double glazed window to the front. Radiator. Door through to the Dining Kitchen.

### Dining Kitchen

5.02m x 2.70m (16' 6" x 8' 10") Fitted with an attractive range of base and eye level units. Work surface with splash back. Gas hob, electric oven and extractor fan. One and a half bowl sink with mixer tap. Plumbing for washing machine. Space for fridge freezer. Double glazed window to the rear. Double glazed French Doors to the rear garden.

### First Floor

#### Landing

Double glazed window to the side. Radiator.

#### Bedroom One

2.99m x 2.92m (9' 10" x 9' 7") Double glazed window to the front. Radiator.

#### En-Suite

1.62m x 1.53m (5' 4" x 5' 0") Shower cubicle with mixer shower. Pedestal wash hand basin. Low level W.C. Radiator.

#### Bedroom Two

2.98m x 2.69m (9' 9" x 8' 10") Double glazed window to the rear. Radiator.

### Bedroom Three

2.66m x 2.00m (8' 9" x 6' 7") Double glazed window to the rear. Radiator.

### Bathroom

1.97m x 1.94m (6' 6" x 6' 4") Panelled bath with shower tap. Pedestal wash hand basin. Low level W.C. Heated towel rail. Double glazed window.

### Outside

Double-width, block-paved driveway to the front.

The rear garden has a paved patio, but is mainly laid to lawn. Fencing to the boundaries.

### Council Tax

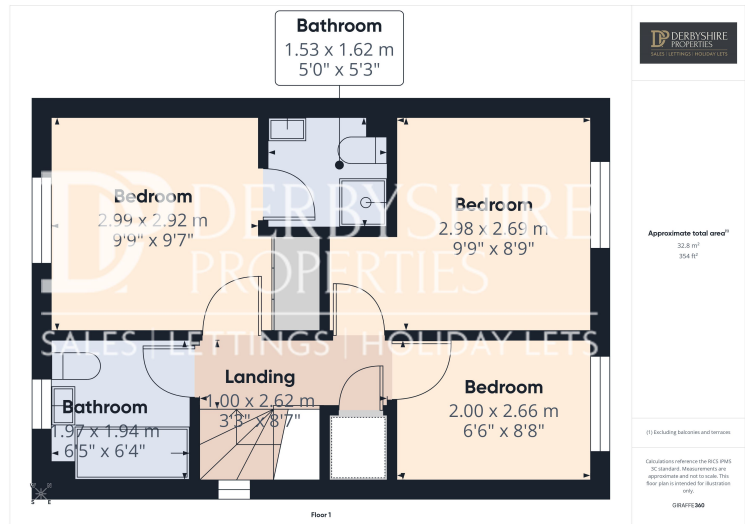
We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### 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+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	