

Goodacre Close, Alfreton.

£300,000 Freehold

REDUCED



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

**DP** DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETTINGS

## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom detached home on much sought after residential estate in Alfreton. Boasting double detached garage whilst being perfectly situated for access to Alfreton train station, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Kitchen, Utility Room and WC to the ground floor with three double Bedrooms, family Bathroom and En Suite.

Externally, the home benefits from enclosed garden to side elevation with sizeable entertaining patio and impressive lawn space forming the ideal space to host or relax. The space is secured by timber fencing making it perfect for those with pets and young children. The property also boasts driveway with access to double detached garage via up and over doors for parking and outside storage. The garage is also fitted with light and power.

## FEATURES

- Envious Corner Position
- Detached Home On Popular Estate
- 10 Year Builders Warranty (From 2020)
- WC, En Suite And Family Bathroom
- Enclosed Garden And Patio
- Available To Purchase FULLY FURNISHED
- Dining Kitchen
- Double Detached Garage
- Stunning Double Fronted Stone Built Home



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with mini wall mounted radiator, tiled effect flooring and access to;

### Downstairs WC

### Living Room

5.45m x 2.94m (17' 11" x 9' 8") With double glazed windows to front and side elevation, two wall mounted radiators and wood effect flooring.

### Dining Kitchen

5.43m x 2.99m (17' 10" x 9' 10") Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Gas oven, gas hob with accompanying extractor hood, fitted dishwasher, stainless steel inset one and a half bowl sink. Double glazed window features to front elevation whilst tiled flooring extends to dining area where double glazed French doors and wall mounted radiator resides. Access to Utility Room.

### Utility Room

2.07m x 1.66m (6' 9" x 5' 5") With worktop space of its own, inset sink and plumbing/power for washing machine.

### First Floor

### Landing

Accessing all three Bedrooms and the family Bathroom.

### Bedroom One

3.69m x 3.10m (12' 1" x 10' 2") With double glazed window to side elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe units with mirrored sliding doors provides valuable storage capacity. Access to En Suite.

### En-Suite

3.08m x 0.98m (10' 1" x 3' 3") A tiled three piece suite including; Shower cubicle, pedestal handwash basin and low level WC. Wall mounted radiator, double glazed obscured window to front elevation and ceiling fitted extractor unit completes the space.

### Bedroom Two

3.01m x 2.98m (9' 11" x 9' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

3.11m x 2.41m (10' 2" x 7' 11") With double glazed window to side elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe units provide valuable storage capacity.

### Bathroom

3.67m x 1.90m (12' 0" x 6' 3") A tiled three piece suite including; Bath with shower attachment pedestal handwash basin and low level WC. Wall mounted heated towel rail, double glazed obscured window to front elevation and ceiling fitted extractor unit completes the space.

### Outside

Externally, the home benefits from enclosed garden to side elevation with sizeable entertaining patio and impressive lawn space forming the ideal space to host or relax. The space is secured by timber fencing making it perfect for those with pets and young children. The property also boasts driveway with access to double detached garage via up and over doors for parking and outside storage. The garage is also fitted with light and power.

### Council Tax

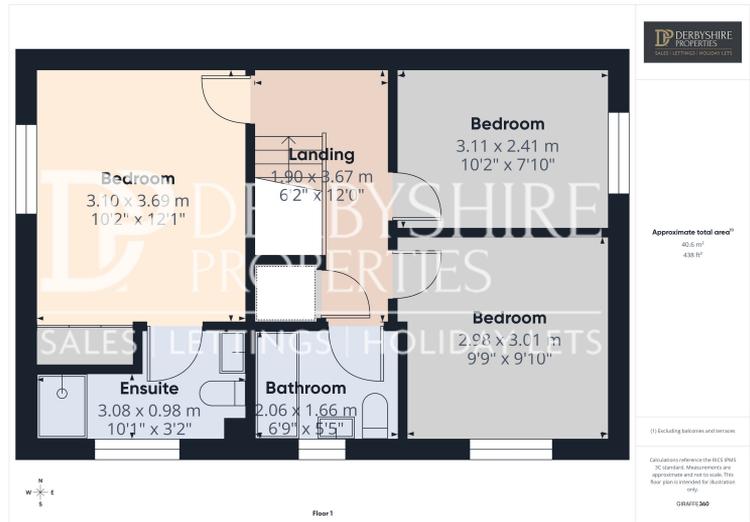
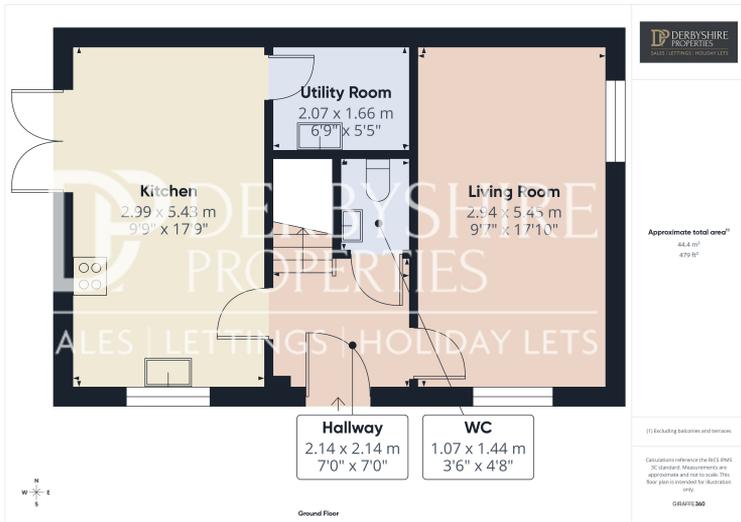
We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(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	