

Birch-Lea, Wood Street, Alfreton.

£295,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this stunning three bedroom detached new build Bungalow in Alferton. Boasting 36 inset solar panels, the property is highly energy efficient. We recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living briefly comprising; Entrance Hall, Open Living/Dining/Kitchen, family Bathroom, three Bedrooms and further En Suite.

Externally, the property boasts generous plot consisting of tarmacked driveway providing off street parking for numerous vehicles to the front elevation with impressive rear garden, mainly laid to lawn with additional entertaining patio accessed via French doors from the property ensuring a great space for hosting whatever the season. The space is bordered and secured by a combination of mature shrubbery and timber fencing.

FEATURES

- Spacious Detached Bungalow
- 36 Inset Roof Solar Panels
- 10 Year Structural Defects Warranty
- 10 Year Gas Boiler Warranty
- Less Than 5 Minute Walk To Alferton Train Station
- Easy Access To A38/M1, Ripley And Alferton
- Great Energy Efficiency
- Utility cupboard in family bathroom with plumbing for washing machine and dryer
- Open Plan Living / Dining Kitchen
- Range Of Integrated Appliances
- Direct Train to Chesterfield (10 Minutes)



ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door to side elevation with wall mounted radiator, double fitted cupboards providing storage capacity and doorways to;

Kitchen/Living/Dining Area

7.10m x 6.00m (23' 4" x 19' 8") A stunning open plan space featuring two tone shaker style Kitchen with complimentary wood effect worktops throughout as integrated appliances including; Microwave, electric oven, induction hob with accompanying extractor hood, dishwasher and inset sink all feature. The Dining Area features wall mounted radiator and double glazed French doors accessing rear enclosed garden whilst the Living Space features two further wall mounted radiators and double glazed windows to rear and side elevation.

Bedroom One

4.38m x 3.08m (14' 4" x 10' 1") A double Bedroom with double glazed window to front elevation, wall mounted radiator, TV point and access to En Suite.

En Suite

2.12m x 1.38m (6' 11" x 4' 6") A three piece suite comprising; Shower cubicle, vanity handwash basin and low level WC. Wood effect flooring runs throughout whilst all units benefit from tiled splashback. Wall mounted heated towel rail and ceiling fitted extractor unit complete the space.

Bedroom Two

3.56m x 2.78m (11' 8" x 9' 1") A double Bedroom with double glazed window to front elevation, wall mounted radiator and TV.

Bedroom Three

2.43m x 2.31m (8' 0" x 7' 7") With double glazed window to side elevation, wall mounted radiator and TV point.

Bathroom

2.32m x 1.86m (7' 7" x 6' 1") A three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Wood effect flooring runs throughout whilst tiled splashback covers all units. Wall mounted heated towel rail and ceiling fitted extractor unit feature whilst in built cupboard houses plumbing for washing machine and additional storage capacity.

Outside

Externally, the property boasts generous plot consisting of tarmacked driveway providing off street parking for numerous vehicles to the front elevation with impressive rear garden, mainly laid to lawn with additional entertaining patio accessed via French doors from the property ensuring a great space for hosting whatever the season. The space is bordered and secured by a combination of mature shrubbery and timber fencing.

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

