

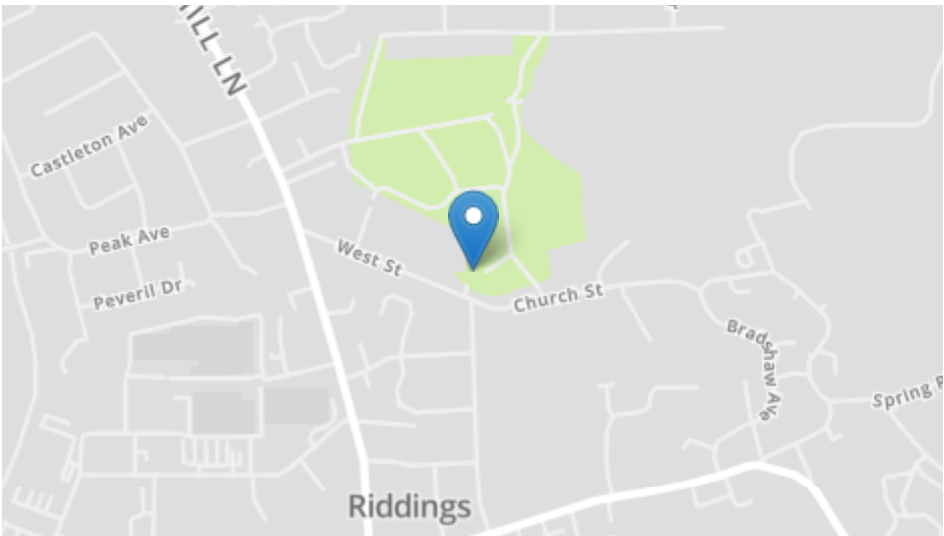
Park Mews, Riddings, Alfreton, DE55 4DD

Guide Price £350,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	



- Victorian End Terrace
- Model Farm Conversion
- 3 Double Bedrooms
- Open Plan Dining Kitchen
- 2 Reception Rooms
- Downstairs WC
- Dressing Room & En Suite
- Conservation Area
- Stunning Communal Grounds
- Double Garage & Allocated Parking

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 - 25510717

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



*** LIVE THE IDYLIC VILLAGE LIFE *** GUIDE PRICE £350,000 - £375,000 *** This UNIQUE family home sits within a Victorian model farm conversion, amongst similar properties and stunning grounds, which must be seen in person to be appreciated. The property has been tastefully upgraded throughout, yet still retains its character and charm. The accommodation in brief comprises; reception hall, open plan dining kitchen fitted with shaker style units , separate dining room, inner hall, WC and an extensive 36 foot lounge. On the first floor the landing leads to the family bathroom and three double bedrooms, with the primary bedroom having an en suite and dressing room which has the potential to be re configured back to a 4th bedroom/study. Outside, electric gates give access to a communal courtyard & the garage block, with the property having allocated parking and a double garage with two electrically remote controlled up and over door, eaves storage space, light & power. There is also a well maintained residents communal garden area with a picnic bench and a beautiful tree lined outlook. Park Mews is located off Church Street, on the fringe of Riddings Park, and being a conservation area, means the beauty of this location will be maintained for years to come. To make your viewing appointment, call our team.

Our sellers says "Welcome to our lovely home in the historic village of Riddings. We have lived here for 25 years and have only recently decided to downsize. We live within a beautiful community with neighbours that are second to none.

Our park is only 50 yards down a bridal path, here we enjoy gymkhanas and cricket matches in the summer. The winter months feature football matches and a thriving community centre open all year round. Within a mile walk through the park we have the famous butcher Owen Taylor shop as well as other local amenities.

We are also on the edge of the Peak District national park so as well as lovely local walks around Codnor Park and reservoir, there is a host of other walks through the likes of Matlock, Bakewell and Buxton just a short drive away.

Our community also benefits from the recent Installation of fibre broadband which for people working from home is an absolute must. Within our central courtyard area we have 2 parking spaces outside of the house. We also have 4 additional spaces on the back drive and if you still need more space there are 2 visitor car parking spaces in the main courtyard!

We have thoroughly enjoyed living in this quiet spot and we hope that whoever decides to live here next enjoys the same peace and tranquility for a lot of years to come."

Ground Floor

Reception Hall

5.67m x 2.69m (18' 7" x 8' 10") Composite entrance to the front, uPVC double glazed window to the front. Stairs to the first floor, doors to the kitchen & dining room and a barn style door leading to the rear garden.

Dining Room

5.81m x 4.11m (19' 1" x 13' 6") UPVC double glazed window to the front, 2 uPVC double glazed windows to the side. Radiator and doors to the reception hall and inner hall.

Inner Hall

2.44m x 1.45m (8' 0" x 4' 9") UPVC double glazed window to the side and doors to the lounge, dining room and downstairs WC.

Lounge

11.00m x 3.99m (36' 1" x 13' 1") 4 uPVC double glazed windows to the side, 2 obscured uPVC double glazed windows to the other side and uPVC double glazed window to the rear. Feature fire place and 3 radiator. Door to the inner hall.

WC

2.46m x 2.18m (8' 1" x 7' 2") WC, wash basin stand, radiator, obscured uPVC double glazed window to the side and storage cupboard.

Dining Kitchen

5.67m x 4.55m (18' 7" x 14' 11") A range of matching wall & base units, granite work surfaces incorporating a ceramic sink. Space for Range style cooker with extractor over. Integrated appliances to include: fridge, freezer, drinks cooler and washing machine. Plumbing for dishwasher. Central island offering further storage space, ceiling spotlights and radiator. UPVC double glazed window to the rear and 2 uPVC double glazed windows to the front.



First Floor

Landing

Built in storage cupboard, and doors to all bedrooms, dressing room and shower room. Access to the attic.

Primary Bedroom

5.92m x 3.27m (19' 5" x 10' 9") UPVC double glazed windows to the front & rear, radiator door to the en suite and open to the dressing area.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail and extractor fan.

Dressing Room

2.81m x 2.53m (9' 3" x 8' 4") UPVC double glazed window to the front, radiator and door to the landing.

Bedroom 2

4.74m x 2.94m (15' 7" x 9' 8") UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom 3

3.71m x 2.89m (12' 2" x 9' 6") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Shower Room

2.99m x 1.69m (9' 10" x 5' 7") 3 piece suite in white comprising WC, wall mounted sink and double shower cubicle. Extractor fan, radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the outside, a rear courtyard with allocated parking spaces, 2 to the front and 4 to rear and a double garage with two electrically remote controlled up and over door, eaves storage space, power and light. An attractive electric gated vehicle leading to the garage block and there is a residents communal garden area.