

Alfreton Road, Pinxton.

£260,000 Freehold

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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer to the market this Traditional style detached family home which offers spacious accommodation throughout and has the benefit of gas central heating and double glazing. The accommodation briefly comprises; Entrance Hallway with stairs to the first floor accommodation, through Lounge/Diner and Kitchen, Utility room and downstairs WC. On the first floor there are three Bedrooms and Family Bathroom. Outside; the property has ample off road parking and a substantial garden to the rear with patio, lawn and mature borders.

FEATURES

- Traditional Style Detached Property
- Through Lounge/Diner & Kitchen
- Three Bedrooms & Bathroom
- Extensive Rear Garden
- Viewing Recommended



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

The property is approached via a UPVC double glazed front entrance door leading into the Hallway, with carpeted stairs leading to the first floor, laminate flooring and central heating radiator.

Open Plan Lounge/Diner

24'0 x 11'10 (7.33m x 3.63m) With newly fitted UPVC double glazed window to the front elevation and patio doors leading out to the rear garden. Television point and two central heating radiators. Feature fireplace in the Dining Area on raised hearth with decorative surround.

Kitchen

10'6 x 7'8 (3.21m x 2.35m) Featuring a range of base cupboards and eye level units with complimentary work surfaces over incorporating a stainless steel sink and drainer. Tiled splashback covers built in electric oven with gas hob and extractor. Integrated fridge freezer, space and plumbing for washing machine beneath work surface and UPVC double glazed window to the side elevation complete the space.

Utility Room

With fitted worktop with beneath counter space and power for a range of appliances. There is a UPVC double glazed rear entrance door and UPVC double glazed window to the side elevation. Tiled flooring, wall mounted central heating radiator. Access to WC. Large store cupboard can be accessed here.

WC

Featuring low level WC and wall mounted radiator. Decorative panelling to the walls, vinyl flooring and double glazed obscured window to rear elevation.

First Floor

Landing

With a uPVC double glazed window to the side elevation and access to the loft space.

Bedroom 1

11'8 x 11'10 (3.57m x 3.62m) With double glazed window to the rear elevation, wall mounted radiator, laminate flooring and decorative panelling to the walls.

Bedroom 2

11'10 x 11'8 (3.62m x 3.58m) With double glazed window to the front elevation, wall mounted radiator, carpeted flooring and a range of built in wardrobes.

Bedroom 3

7'7 x 7'11 (2.31m x 2.43m) With double glazed window to the front elevation, wall mounted radiator and laminate flooring.

Family Bathroom

Fitted with a white three piece suite comprising: panelled bath with shower over, low level WC and pedestal wash hand basin. Wall mounted heated towel rail, double glazed obscured window to the side elevation and entirely tiled walls and flooring complete the space. Ceiling fitted extractor unit.

Outside

Front Garden

To the front of the property there is an open plan mature front garden and a driveway provides ample off road parking for several vehicles.

Rear Garden

To the rear of the property there is a larger than average garden area which has a slabbed patio and lawn with mature borders, shrubs and trees offering a good degree of privacy.

Council Tax

We understand that the property currently falls within council tax band C, with Bolsover District 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.



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