

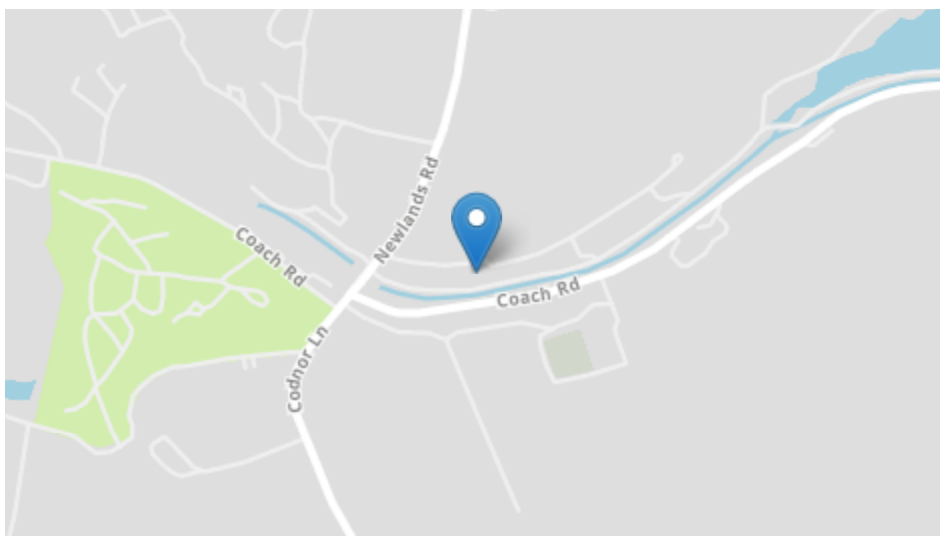
Golden Valley, Riddings, Alfreton, DE55 4ES

Offers Over £210,000



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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			
		53	77
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 25851314

- Mews Style Town House
- Newly Fitted Kitchen
- 2 Double Bedrooms
- Low Maintenance Rear Garden
- Open Views To the Front & Rear
- Semi Rural Location
- Popular Residential Location
- Ease Of Access To A610

Our Seller says....

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
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***** PRETTY AS A PICTURE ***** If you're looking for a property with that cosy cottage feel then this could be the property for you! Located in a semi rural position with open fields to the front, this mews town house has been lovingly maintained and upgraded by the current owners making this a home you can enjoy from day one. The accommodation briefly comprises: Lounge and a kitchen with integrated appliances. On the first floor, the landing leads to the two double bedrooms and bathroom which is fitted with a white suite. Outside, the rear garden features a tiered decked terrace and enjoys a tree lined outlook. Golden Valley is a small hamlet set in the Amber Valley in the heart of Derbyshire. It is situated between the larger villages of Codnor and Riddings and is nestled along side the Cromford Canal. A number of shops and amenities can be found in nearby Codnor and for buyers that need to commute, both the M1 & A610 are just a short drive away. For more information, or to book your viewing, call our team.

Ground Floor

Kitchen

3.95m x 2.4m (13' 0" x 7' 10") A range of matching wall & base units, work surfaces incorporating a ceramic sink. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Plumbing for washing machine, radiator, uPVC double glazed window to the front. Composite door to the front and door to the lounge.

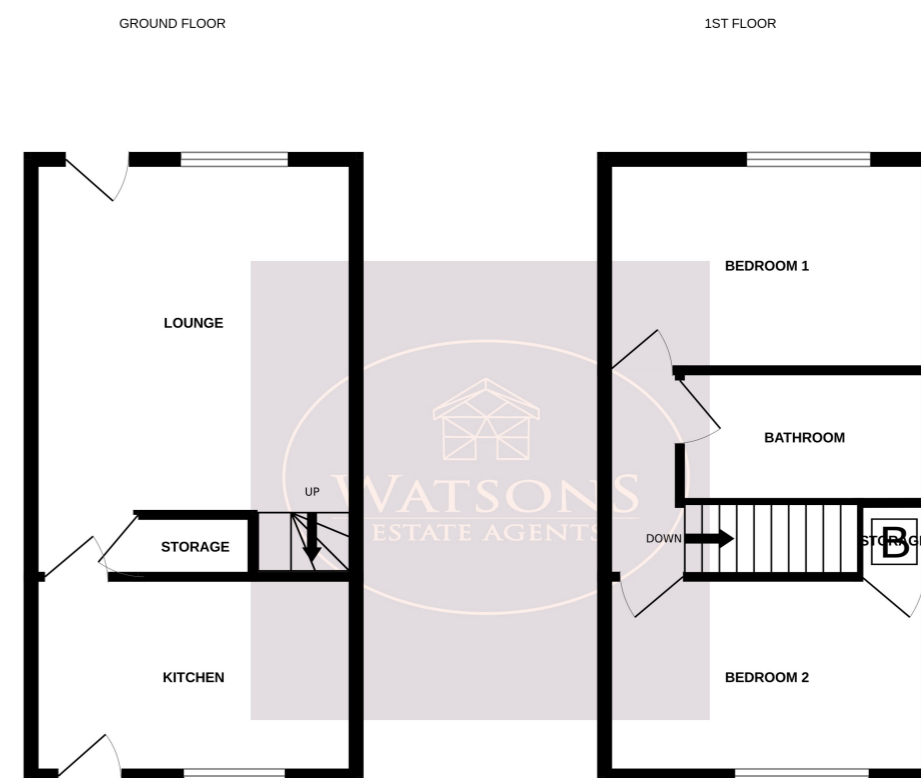
Lounge

5.43m x 3.94m (17' 10" x 12' 11") UPVC double glazed window to the rear, radiator, stairs to the first floor, under stairs storage cupboard and door to the rear garden.

First Floor

Landing

Access to the attic (fully boarded with dropdown ladder). Doors to both bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2023

Bedroom 1

3.93m x 2.59m (12' 11" x 8' 6") Radiator and uPVC double glazed window to the rear with open views.

Bedroom 2

3.95m x 2.44m (13' 0" x 8' 0") UPVC double glazed window to the front with open views. Radiator and storage cupboard housing the combination boiler.

Bathroom

3.01m x 1.68m (9' 11" x 5' 6") 3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Ceiling spotlights, radiator and extractor fan.

Outside

To the front of the property is a lawned garden with flower bed borders. The low maintenance rear garden offers a good level of privacy with open views over nearby countryside and comprises a tiered composite decking with raised flower bed borders. Other features include a timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.