

Welwyn, Main Road, Stretton.

£425,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this recently renovated and generously-sized detached Family home situated in a much sought after location, available with No upward Chain and benefitting from countryside views to the rear.

Recently renovated and modernised to a high standard throughout, this stunning three-bedroom detached house offers versatile accommodation and modern and contemporary living at its finest. With a beautiful open-plan kitchen and generous living space, complete with bi-fold doors leading out to the rear garden, this executive home is perfect for those who need the space required for a growing family. The ground-floor accommodation comprises: re-fitted open-plan Kitchen with Dining Area, overlooking the rear garden and boasting modern fittings and integrated appliances; Utility Room; Study Area; Lounge to the front; two Bedrooms and Shower Room. On the first floor, there is the Master Bedroom and additional Bathroom. Outside, the property benefits from a generous block-paved driveway, which is ample for several vehicles. The rear garden has a paved patio area, but is mainly laid to lawn. The property does give some wonderful views overlooking countryside, particularly from the patio at the rear of the garden. Conveniently located in Stretton, between Alfreton and Clay Cross, the property provides great access to the local area and local amenities.

FEATURES

- Renovated Detached House
- Popular and Convenient Location
- No Upward Chain
- Ideal Family Home
- Three Bedrooms & Two Bathrooms
- Countryside Views To Rear
- Ample Off Road Parking



ROOM DESCRIPTIONS

Ground Floor Accommodation

Kitchen

19' 10" x 10' 10" (6.05m x 3.30m) Re-fitted with an attractive range of modern grey, shaker-style units. Work surfaces with tiled splash-back. Oven and Hob with extractor fan over. Sink with mixer tap. Upvc double glazed window to the rear. Open through to the:

Dining Area

21' 2" x 8' 7" (6.45m x 2.62m) A naturally light room, overlooking the rear garden and benefitting from bi-fold doors and two roof lanterns. Ideal as a dining area or an additional seating area to benefit from the views to the rear. Radiator. Open to:

Study Area

9' 9" x 8' 9" (2.97m x 2.67m) An area off the Dining Area, which could be used as a Study or Snug. Radiator. Door leading to the inner hallway.

Utility Room

8' 7" x 5' 5" (2.62m x 1.65m) Fitted with matching grey base and eye level units. Work surfaces and splash-back. Plumbing for washing machine. Radiator. Upvc double glazed window to the side.

Inner Hallway

Stairs to the first floor.

Lounge

18' 11" x 15' 5" (5.77m x 4.70m) Two upvc double glazed windows to the front. Radiator.

Bedroom Two

16' 5" x 9' 7" (5.00m x 2.92m) Upvc double glazed window to the front. Radiator.

Bedroom Three

10' 9" x 9' 6" (3.28m x 2.90m) Upvc double glazed panel to the Dining Area.

Shower Room

Well appointed shower suite. Shower cubicle with mixer shower. Vanity unit with wash hand basin. Low level W.C. Upvc double glazed window to the side. Heated towel rail.

First Floor Accommodation

Landing

Radiator.

Master Bedroom

20' 0" x 13' 3" (6.10m x 4.04m) With upvc double glazed windows to the front and rear. Two radiators.

Bathroom

Panelled bath with mixer shower over. Vanity unit and wash hand basin. Low level W.C. Heated towel rail. Skylight window.

Outside

The property benefits from a generous block-paved driveway, which is ample for several vehicles. The rear garden has a paved patio area, but is mainly laid to lawn. The property does give some wonderful views overlooking countryside, particularly from the patio at the rear of the garden.

Council Tax

We understand that the property currently falls within council tax band C, with North East Derbyshire 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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