

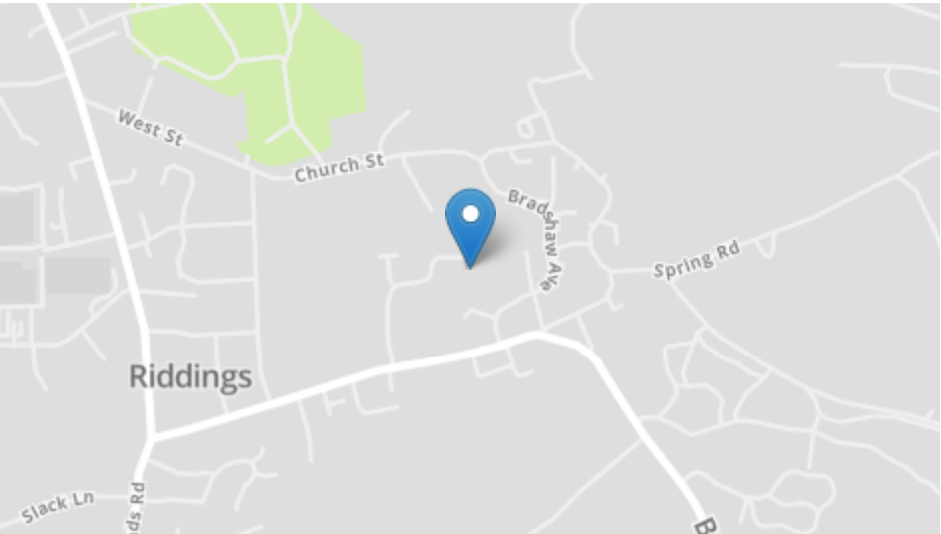
Saxelby Close, Riddings, Alfreton, DE55 4DX

Offers Over £180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92+) A		
(81-91) B	83	
(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		



- Semi Detached Home
- 2 Good Size Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Downstairs WC & First Floor Family Bathroom
- Well Presented Throughout
- Off Road Parking
- Cul De Sac Location
- Great Road & Transport Links
- Ideal For First Time Buyers

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 - 29342485

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



*** WHAT A WONDERFUL HOME FOR A FIRST TIME BUYER! *** This beautiful 2 bedroom semi detached home is located on a desirable development of modern homes within the popular village of Riddings and is the perfect place to either start your home owning journey or look to downsize to! Boasting, light and airy living accommodation which comprises an entrance hallway, downstairs WC, fitted kitchen, dining lounge, 2 DOUBLE bedrooms, bathroom, private and enclosed SOUTH FACING garden and a private driveway to the front. Call our Eastwood team today to book your viewing!

Ground Floor

Entrance Hall

Entrance door, radiator, karndean flooring, stairs to first floor and doors to downstairs wc, kitchen and lounge.

Downstairs WC

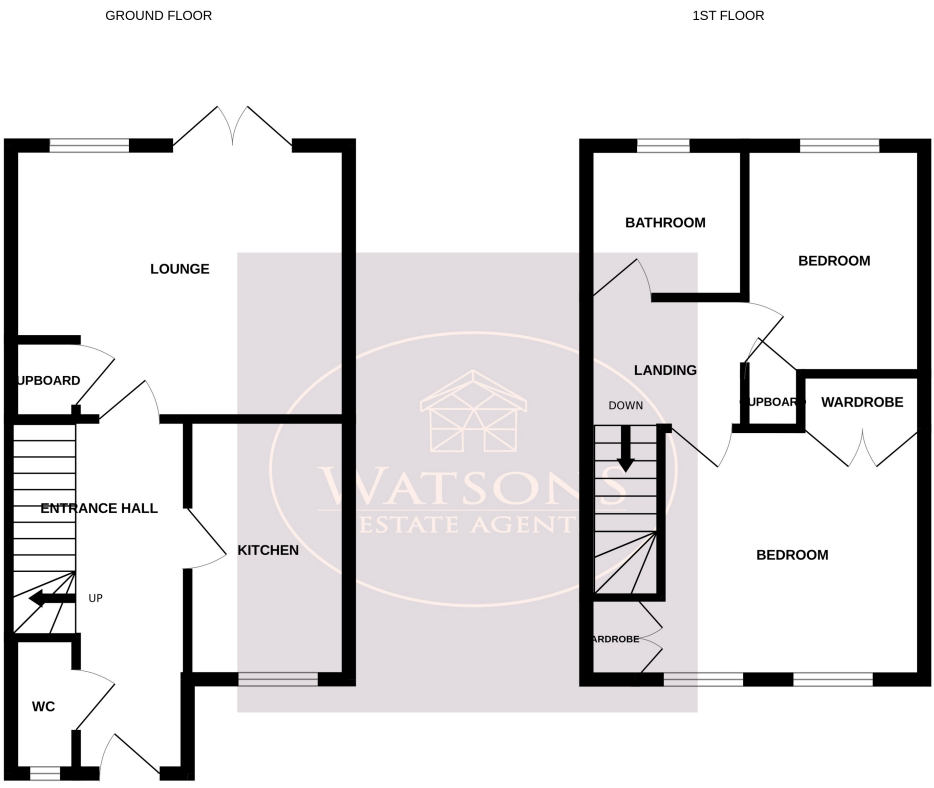
Wc, pedestal sink laminate wood flooring, radiator and obscured uPVC double glazed window to the front.

Kitchen

3.24m x 2.03m (10' 8" x 6' 8") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink and drainer unit. Integrated appliances including electric oven, 4 ring gas hob with extractor fan over, fridge, freezer, washing machine and dishwasher. Karndean flooring. radiator, wall mounted combination boiler, and uPVC double glazed window to the front.

Lounge

3.96m x 3.46m (13' 0" x 11' 4") UPVC double glazed window to the rear, laminate wood flooring, radiator and French doors to the rear garden.



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 12/2025

First Floor

Landing

Access to attic, doors to both bedrooms and bathroom.

Bedroom 1

3.19m x 3.19m (10' 6" x 10' 6") UPVC double glazed window to the front, two fitted wardrobes and radiator.

Bedroom 2

2.94m x 2.17m (9' 8" x 7' 1") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink, panel bath with mains fed shower over. Chrome heated towel rail, extractor fan, tiled walls, wood laminate flooring and obscured uPVC double glazed window to the rear.

Outside

The front of the property has a tarmacadam drive way and paved pathway that leads to a timber gate with access to the rear garden. The rear garden features paved pathways surrounding artificial turfed lawn, leading to a raised brick seating area with a brick shed; all enclosed by timber fencing.