

Aumonier Way, Alfreton.

£375,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this four bedroom detached family home on much sought after residential estate in Alfreton. Previously the show home, this property boasts enviable position with spacious and versatile living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Study, WC, Lounge, Dining Room, Kitchen and Utility Room to the ground floor with four double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home boasts impressive plot in enviable position with block paved driveway parking for several vehicles leading to double Garage which is fitted with lighting, power and ample apex storage. The rear enclosed garden offers a sizeable area to host or relax with entertaining patio and lawn contributing to form a fantastic hosting area. The garden also features shrubbery throughout and timber fencing to secure the area making it perfect for those with pets and young children. There is potential to extend to garden even further with extra strip of grass land belonging to the property available to the right hand side of the home.

## FEATURES

- Former Show Home
- Spacious & Versatile Living Accommodation Throughout
- Walking Distance into Alfreton Town
- Walking Distance to Alfreton Train Station
- Double Garage & Driveway Parking
- South Facing Garden
- Four Double Bedrooms - En-suite & Family Bathroom
- Walk-in wardrobe



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door with dual obscured panels to the front elevation. With mini wall mounted radiator, carpeted flooring and doorways to;

### Downstairs WC

With wall mounted handwash basin and low level WC. This WC also benefits from mini wall mounted radiator and tiled effect flooring.

### Study

2.35m x 2.05m (7' 9" x 6' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Kitchen

5.06m x 2.85m (16' 7" x 9' 4") Featuring a range of base cupboards and eye level units with stunning granite worktops over, this kitchen is comprehensively fitted with a range of Zanussi appliances including; Double oven, five ring gas hob with accompanying extractor hood, dishwasher and fridge freezer. Inset sink and drainer unit is situated beneath double glazed window to rear elevation whilst tiled flooring extends to breakfast dining space which benefits from wall mounted radiator and double glazed door opening to rear patio. Access to Utility Room.

### Utility Room

With worktop space of its own, inset sink/drainage unit and under counter plumbing/power for washing machine and tumble dryer. Tiled flooring, mini wall mounted radiator and double glazed door to side elevation completes the space.

### Living Room

4.88m x 3.67m (16' 0" x 12' 0") With fabulous double glazed bay window to front elevation, two wall mounted radiators and carpeted flooring. Internal French doors open to;

### Dining Room

3.70m x 3.48m (12' 2" x 11' 5") With double glazed French doors to rear elevation, wall mounted radiator and carpeted flooring.

### First Floor

### Landing

Stunning gallery landing with double glazed window to front elevation, carpeted flooring throughout, loft access, fitted airing cupboard for storage and doorways to;

### Bedroom One

3.70m x 3.64m (12' 2" x 11' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Walk-in wardrobe provides valuable storage/hanging capacity. Access to En Suite.

### En-Suite

2.06m x 1.30m (6' 9" x 4' 3") A tiled three piece suite comprising; Double shower, pedestal handwash basin and low level WC. Wall mounted heated towel rail, shaving point, ceiling fitted extractor unit and double glazed obscured window to side elevation completes the space.

### Bedroom Two

3.68m x 3.31m (12' 1" x 10' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes with sliding doors provide valuable storage capacity.

### Bedroom Three

3.71m x 2.75m (12' 2" x 9' 0") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

3.06m x 2.45m (10' 0" x 8' 0") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

2.27m x 2.27m (7' 5" x 7' 5") A tiled three piece suite including; bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted heated towel rail, shaving point, ceiling fitted extractor unit and double glazed obscured window to rear elevation completes the space.

### Outside

Externally, the home boasts impressive plot in enviable position with block paved driveway parking for several vehicles leading to double Garage which is fitted with lighting, power and ample apex storage. The rear enclosed garden offers a sizeable area to host or relax with entertaining patio and lawn contributing to form a fantastic hosting area. The garden also features shrubbery throughout and timber fencing to secure the area making it perfect for those with pets and young children. There is potential to extend to garden even further with extra strip of grass land belonging to the property available to the right hand side of the home.

### Council Tax

We understand that the property currently falls within council tax band D, with Amber Valley Borough 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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