

Aumonier Way, Alferton, Derbyshire.

£285,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom detached property located on extremely popular residential estate in Alfreton. Having been upgraded throughout, the property is ideally located for transport links such as the A38, M1 and Alfreton train station. We recommend an early internal inspection to avoid disappointment.

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

Externally, the property boasts driveway parking for multiple vehicles to the side elevation fitted with EV charging point. The rear enclosed garden is a sizeable space consisting of decked entertaining area, further patio and manageable lawned space all enclosed by timber fencing. The garden proves a real rarity due to cleverly implemented timber built workshop housing light, power and heating of its own.

## FEATURES

- Detached family Home
- Driveway Parking for Multiple Vehicles
- Rear enclosed garden
- Upgraded Throughout
- Three Double Bedrooms
- Family Bathroom, En Suite & Downstairs WC
- EV Charging Point
- Ideal for access to A38 & M1



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via composite door from front elevation with mini wall mounted radiator, wood effect flooring and carpeted stairs rising to the first floor. With doorways to; Lounge, Dining Kitchen and WC.

### Downstairs WC

Featuring low level WC and pedestal handwash basin with stylish splashback. With mini wall mounted radiator, wood effect flooring and wall fitted extractor unit.

### Kitchen

17' 10" x 9' 6" (5.44m x 2.90m) Meticulously upgraded throughout, the Kitchen boasts a range of base cupboards and eye level units with complimentary Quartz work surfaces that integrate appliances such as; Inset one and a half bowl sink, dishwasher, Zanussi oven and five ring hob with accompanying extractor hood and panelled splashback. There is a double glazed window to front elevation with wood effect flooring extending to Dining space that benefits from wall mounted radiator double glazed French doors accessing entertaining space.

### Utility Room

6' 11" x 5' 11" (2.11m x 1.80m) With Quartz work surfaces of its own and under counter power/plumbing for washing machine and tumble dryer. The Utility Room also comes equipped with inset sink, wood effect flooring, mini wall mounted radiator and composite door accessing rear garden.

### Living Room

Enjoying a dual aspect of double glazed windows to front and rear elevation, the centre piece of this Living Room is 'Media wall' including TV point/alcove and electric fire which adds a true element of class. Also featured is carpeted flooring and two wall mounted radiators.

### First Floor

### Landing

Providing access to all three Bedrooms and the family Bathroom, this carpeted space has double glazed window to rear elevation, mini wall mounted radiator and access to loft.

### Bedroom One

12' 1" x 10' 0" (3.68m x 3.05m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Bedroom one comes equipped with in built closet boasting mirrored sliding doors and a range of hanging/storage capacity. Access to En Suite.

### En-Suite

10' 2" x 3' 1" (3.10m x 0.94m) A three piece suite including; Walk-in shower, pedestal handwash basin and low level WC. With wood effect flooring, tiled splashback to cover all units, ceiling fitted extractor fan, mini wall mounted radiator and double glazed obscured window to front elevation.

### Bedroom Two

9' 9" x 9' 8" (2.97m x 2.95m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

10' 6" x 7' 9" (3.20m x 2.36m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

6' 9" x 5' 6" (2.06m x 1.68m) A three piece suite including; Bath with shower attachment, pedestal handwash basin and low level WC. With wood effect flooring, tiled splashback to cover all units, ceiling fitted extractor fan, wall mounted heated towel rail and double glazed obscured window to front elevation.

### Outside

Externally, the property boasts driveway parking for multiple vehicles to the side elevation fitted with EV charging point. The rear enclosed garden is a sizeable space consisting of decked entertaining area, further patio and manageable lawned space all enclosed by timber fencing. The garden proves a real rarity due to cleverly implemented timber built workshop housing light, power and heating of its own.

### SERVICE CHARGE

Service Charge - please ask for further details.

### Council Tax

We understand that the property currently falls within council tax band C, 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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