

Flowery Leys Lane, Alfreton.

£240,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market this brand new detached family home situated within walking distance of the amenities and close to the major road links. The property has been designed to accommodate modern open plan living and the accommodation briefly comprises; Entrance Hallway with stairs to the first floor accommodation and ground floor Cloakroom. Spacious open plan living and dining area leading to a well appointed Kitchen with the benefit of built in appliances. On the first floor the Master Bedroom has an En suite and there are two further Bedrooms and Family Bathroom.

Outside; the property has ample off road parking and an enclosed rear garden. As selling Agents' we would highly recommend an internal inspection.

## FEATURES

- Brand New Detached Property
- Help to Buy Scheme available
- Modern Spacious Accommodation
- Entrance Hallway With Ground Floor Cloaks
- Master Bedroom with En Suite
- Close To All Amenities & Major Road Links
- Viewing Essential





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

The property is approached via a modern composite front entrance door leading into the hallway, having stairs to the first floor accommodation, central heating radiator.

#### Ground Floor Cloakroom/w.c.

Fitted with a modern two piece suite comprising; low flush w.c. and vanity wash hand basin with storage cabinets beneath. Extractor fan, central heating radiator.

#### Lounge/Diner

15' 0" x 17' 6" (4.57m x 5.33m) An open plan lounge area having a uPVC double glazed window to the front elevation, central heating radiator and television point. This leads to an open plan dining area, having a uPVC double glazed window to the rear elevation, central heating radiator and large under stair storage cupboard. Television point and inset spotlights to the ceiling.

#### Kitchen

10' 0" x 7' 9" (3.05m x 2.36m) Fitted with an extensive range of modern wall and base units incorporating an electric fan oven and hob with chimney style stainless steel extractor hood over, a one and a half bow stainless steel sink and drainer, uPVC double glazed window to the rear elevation and side entrance door. There is an integrated dishwasher, integrated fridge and freezer plus washing machine. Laminate flooring throughout, inset spotlights to the ceiling and central heating radiator.

### First Floor

#### Landing

Having stairs to the second floor bedroom, central heating radiator and uPVC double glazed window to the side elevation.

#### Master Bedroom 1

16' 5" x 10' 9" (5.00m x 3.28m) With a uPVC double glazed window to the rear elevation, television point and central heating radiator.

#### En suite Shower Room

Fitted with a modern three piece suite comprising; corner shower enclosure, low flush w.c. and wash hand basin. Extractor fan and central heating radiator. There is tiling to the splash back areas and inset spotlights to the ceiling.

#### Bedroom 3

9' 0" x 8' 5" (2.74m x 2.57m) With a uPVC double glazed window to the front elevation, central heating radiator.

### Bathroom

Fitted with a modern white three piece suite comprising; panelled bath, low flush w.c. and wash hand basin. There is a chrome ladder style central heating radiator uPVC double glazed window to the rear elevation. Extractor fan and inset spotlights to the ceiling.

### Second Floor

#### Landing

With a uPVC double glazed window to the side elevation, central heating radiator and two large built-in storage cupboards

#### Bedroom 2

With a uPVC double glazed window to the front elevation, central heating radiator.

### Outside

#### Front Garden

To the front of the property there is ample off road parking for two vehicles. A pathway extends along the side elevation providing access to the rear garden.

#### Rear Garden

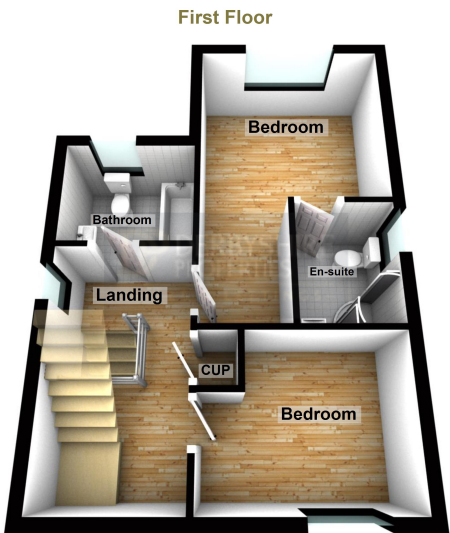
To the rear of the property is an enclosed garden area being mainly laid to lawn with fencing to the perimeter.

### Additional Information

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.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(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