

Merchant Drive, Leabrooks.

£315,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented modern four bedroom detached family home located in quite cul-de-sac position. The property offers well proportioned spacious living accommodation throughout and benefits from a garage conversion that creates an additional reception room. The modern kitchen and bathrooms will appeal to the family market combined with a sizeable walled private rear garden.

The property is located in the village of Leabrooks approximately 3 miles away from the closest Market town of Alfreton.

We recommend an early inspection to avoid disappointment

## FEATURES

- A Detached Family Home In Cul De Sac
- Entrance Hall And A Cloakroom/WC
- Living Room And Sitting/ Dining Room
- Modern Fitted Kitchen
- Four Bedrooms (Master With En Suite)
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Easy Access To Alfreton Town Centre, A38 And M1
- Viewing Absolutely Essential To Appreciate Presentation And Space



# ROOM DESCRIPTIONS

## Entrance Hallway

Entered via composite door from the front elevation, attractive wooden floor covering, wall mounted alarm control panel, wall mounted radiators and internal doors accessing all downstairs rooms. Carpeted staircase to 1st floor landing.

## Downstairs WC

With Low flush WC, vanity unit with tiled splash back, ceiling mounted extractor fan, wood floor covering and wall mounted radiator.

## Kitchen

14'0 x 8'9 (4.29m x 2.68m) Located at the front of the property and comprising of a range of wall and base mounted units with roll top work surfaces incorporating a one and a half bowl stainless steel sink drain unit with mixer taps and complementary splash back areas. A number of integrated appliances to include dishwasher, electric oven, Gas hob, extractor canopy and fridge freezer with additional floor to ceiling larder cupboards. Glazed window to front elevation, spotlight into ceiling, under cupboard lighting, warm mounted radiator and wood floor covering. Door opening into:-

## Utility Room

6'1 x 5'2 (1.86m x 1.59m) With the continuation of the wood floor covering from the kitchen and wall and base mounted storage units with rolltop work surface incorporating a single stainless steel sink drainer unit with mixer taps and tile splashback. Undercounter space and plumbing for washing machine and tumble dryer, warm mounted combination boiler, ceiling mounted extractor fan and double glazed door to the side elevation.

## Living Room

20'5 x 12'7 (6.25m x 3.85m) Located to the rear elevation is a sizable family space with double glazed window and French doors accessing the rear garden. Warm mounted radiators and TV point. The feature focal point of the room is a bespoke media wall with space for TV and inset electric fire. Useful pop out storage cupboards with shelving.

## Sitting/Dining Room

16'6 x 7'9 (5.05m x 2.39m) (garage conversion) access from the entrance hallway with double glazed window to the front elevation, wall mounted radiator, TV point and useful stairs storage alcove .

## First Floor

### Landing

With double glaze obscured window to the side elevation, ceiling mounted smoke alarm, warm mounted radiator and ceiling mounted loft access point

### Bedroom One

12'9 x 13'0 (3.89m x 3.97m)- glazed window to the front elevation, arrange of inbuilt fitted wardrobes provide useful storage in hanging space, warm mounted radiator and attractive half wood wall panelling. Internal door leads to:-

### En-Suite

6'4 x 6'0 (1.93m x 1.85m) - comprising of a three-piece modern suite to include WC, vanity unit with towel splashback and shower enclosure with main shower attachment over. Warm out extractor fan, double glaze obscured window, wood floor covering and wall mounted radiator.

### Bedroom Two

13'11 x 12'11 (4.26m x 3.96m) - double glazed window to the rear elevation, wall mounted radiator and fitted double wardrobe

### Bedroom Three

10'4 x 9'10 (3.17m x 3.02m) with double glazed window to the rear elevation, fitted wardrobes, dressing table and TV point

### Bedroom Four

8'3 x 8'3 (2.53m x 2.53m) double glazed window to the front elevation and wall mounted radiator

### Bathroom

6'2 x 4'5 (1.90m x 1.36m) comprising of a three-piece white suite to include WC, pedestal wash handbasin with tiled splashback and panel bath. Double glaze obscured window, warm extractor fan, warm mounted radiator and vinyl floor covering.

### Outside

To the front elevation is a double width block pave driveway providing parking for two vehicles set alongside and neat front lawn with inset hedged boundary to neighbouring properties. Timber garden gate leads to the very private rear garden is mainly late to lawn with timber fence boundaries and closing on all sides. Stopped flowerbeds and borders, timber garden shed, paved patio, outside tap and lighting.

### 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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