



## Guide Price £320,000 - £330,000

- 4 Bedroom detached house
- Low maintenance rear garden with artificial grass
- Ensuite master bedroom
- Viewing is absolutely essential to appreciate the accommodation on offer
- Modern open plan kitchen diner
- Generous parking for multiple vehicles and garage
- Generous plot size
- Beautifully styled and presented throughout
- Downstairs wc
- Guide price £320,000 - £330,000

# Sough Road, Alfreton DE55 2LE



Council Tax Band: D





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This fabulous family home is offered for sale benefiting from being well located in a sought after area of South Normanton, within easy commute to Alfreton, Derby and good transport links with the A38 and M1. Externally the property is set on a large plot with ample parking for many vehicles to the front and a garage with power and lighting. The well maintained rear garden with artificial lawn has an entertaining area and further side storage off the kitchen.

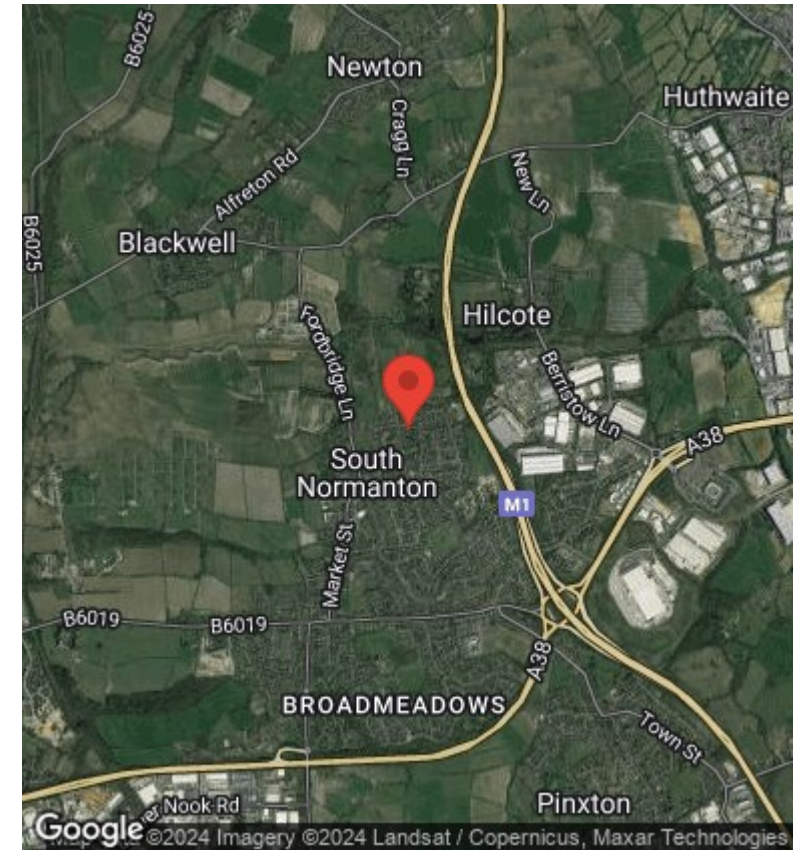
Entering into the tiled hallway the wc is under the stairs and the lounge with double oak doors, patio doors and integrated Bose surround-sound system is to the left of the property. The recently fitted kitchen has high gloss cabinets and butcher block worktops with a space for dining, integrated appliances: double oven, induction hob, dishwasher and space for a washing machine and dryer.

On the 1st floor the main bedroom, located to the front, has an ensuite shower room. The family bathroom benefits from a P shaped bath with a shower screen, white suite and modern tiles. There is a further double bedroom located to the rear with views over the garden. A good sized single bedroom and double complete the accommodation.

The property is tastefully decorated throughout and well maintained with GCH (boiler fitted 21) and double glazing. The property tenure is freehold and is in council tax band D.







Total floor area 118.1 m<sup>2</sup> (1,272 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

**Council Tax Band**

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	