



Offers In The Region Of £395,000

- Offers in the region of £425,000
- Enclosed rear garden with patio seating area ideal for entertaining
- Modern bathroom
- Lovely family house - viewing is highly recommended
- Fabulous location
- Open plan living
- Tasteful decor throughout



- Lovely views to the rear over the prevailing countryside
- Modern kitchen diner with seating area- the ideal family room
- GCH And double glazing

Spring Gardens, Alfreton DE55 6FQ

 4  2  1  B

Council Tax Band: D



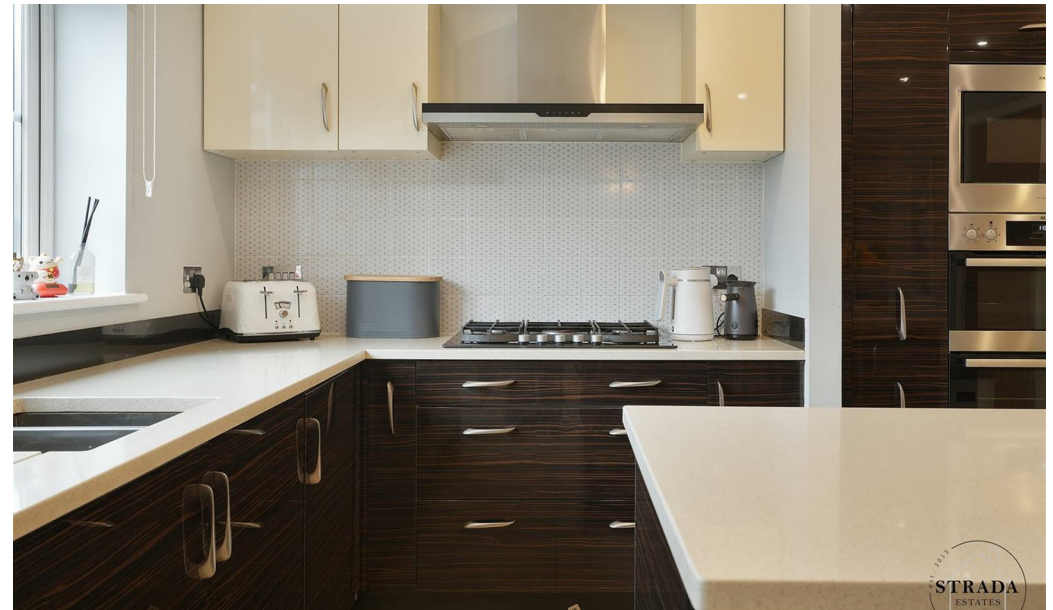


The property is located in Wessington, a lovely village in Derbyshire surrounded by open countryside, ideally located with good transport links to Alfreton and only 5 miles from Matlock. Externally the property has off street parking to the front for multiple vehicles, electric car charger point at the front of the property. Single integral garage with power and lighting and side access to the rear of the property. The enclosed rear has new fencing, a generous patio area ideal for entertaining off the kitchen, shed, lawn area and a further patio seating area.

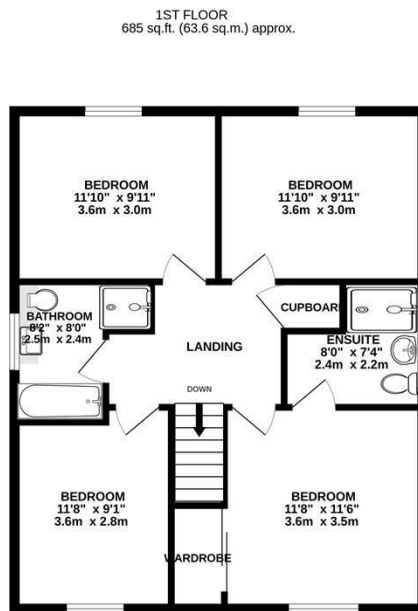
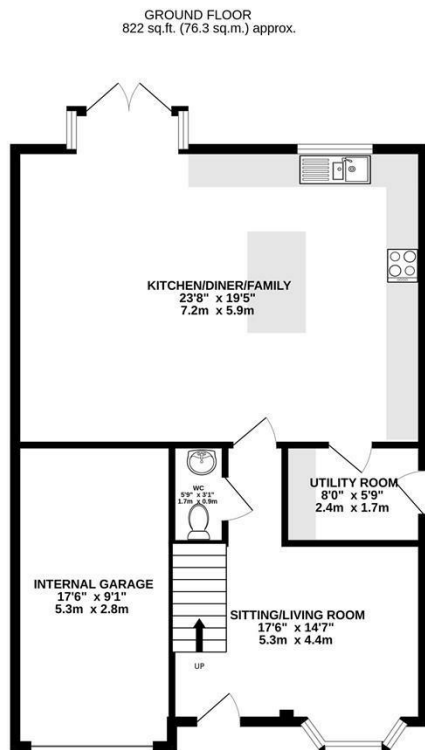
Entering the property into the hallway the open plan lounge area is to the right with the stairs up to the left. A wc is located under the stairs. To the rear is the gorgeous kitchen living area. The kitchen has high gloss cabinets, hob, double oven and microwave, dishwasher, integrated fridge freezer and a centre island. The generous lounge and dining area is to the left with French doors leading into the garden. Off the kitchen is a utility room with space for a washing machine and dryer.

On the 1st floor the main bedroom to the front of the property has built in wardrobes and a large modern ensuite shower room. To the rear of the property are two double bedrooms with lovely views. Storage is available off the landing. To the front is a further bedroom. The family bathroom with walk in shower and 3 piece suite complete the accommodation.

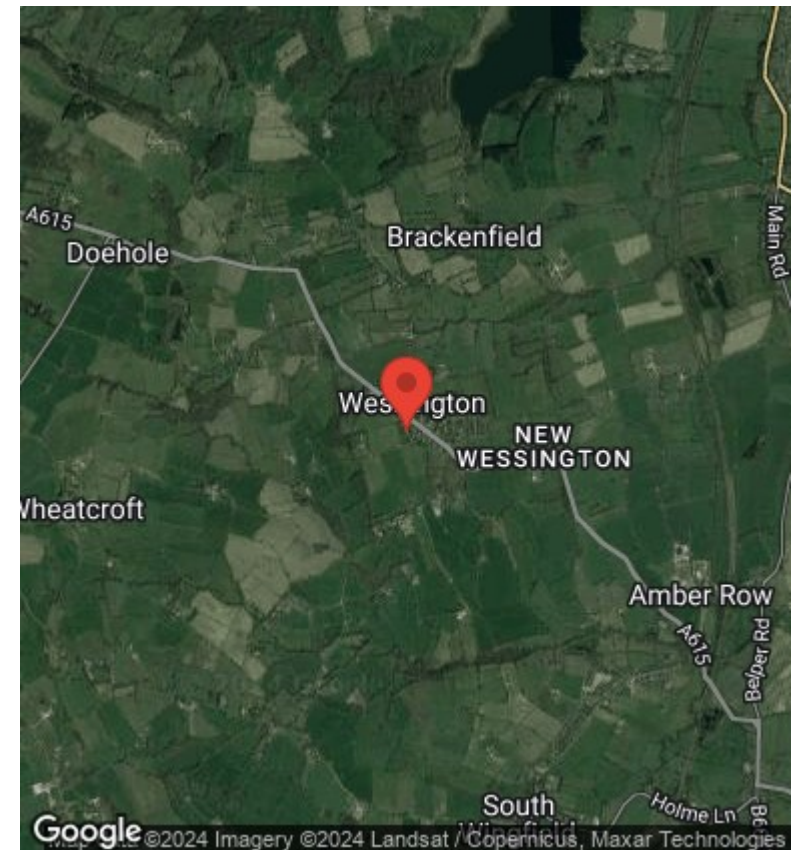
The property is well maintained and has contemporary styling throughout. Warmth is provided by Gch and double glazing throughout. Viewing is highly recommended. The property is a freehold and is in council tax band D.







TOTAL FLOOR AREA: 1507 sq.ft. (140.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

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) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	