



£200,000 Freehold

12 FLOWERY LEYS LANE | | ALFRETON | DE55 7HA

**BuckleyBrown**  
ESTATE AGENTS



## Charming Three-Bedroom Semi-Detached Home in Sought-After Alfreton Location!

We are delighted to present this well-maintained and inviting three-bedroom semi-detached house, ideal for first-time buyers, investors, or growing families looking for a place to truly make their own.

Situated in the heart of Alfreton, this property enjoys the perfect blend of convenience and community. Alfreton is a thriving Derbyshire town offering a wide range of amenities, including local shops, supermarkets, well-regarded schools, leisure centres, and lovely countryside walks nearby. The area is exceptionally well connected, with easy access to the A38 and M1, as well as excellent public transport links, making travel to Derby, Nottingham, and beyond straightforward and efficient.

The home itself is both spacious and full of character. It features three well-proportioned bedrooms, including a generous master bedroom and a second double room, both benefiting from built-in wardrobes. The third bedroom is a comfortable single, well-suited to use as a child's room, study, or guest room.

The kitchen is a bright and welcoming space, filled with natural light and enhanced by the addition of a practical utility room. There are two reception rooms, offering plenty of space for relaxing, entertaining, or adapting to your lifestyle needs. A charming fireplace adds a touch of warmth and character, creating a cosy and inviting atmosphere.

Outside, the property benefits from off-street parking, a highly desirable feature, particularly for households with multiple vehicles. To the rear, there is a private garden that provides a lovely outdoor space with the potential for landscaping, summer entertaining, or a safe area for children to play.

This property presents a fantastic opportunity for anyone seeking a well-located home with great potential. With its strong transport links, welcoming community, and generous internal layout, it's expected to attract significant interest.





### Entrance Hall

Housing the stairs to first floor accommodation and giving access too;

### Living Room 13'1" x 11'10"

Complete with a feature fireplace housing a log burner, large bay window to the front elevation, carpet flooring and central heating radiator.

### Dining Room 12'2" x 11'10"

Having a feature fireplace, laminate flooring, central heating radiator and patio doors leading out to the rear.

### Kitchen 12'2" x 5'10"

Complete with a modern range of wall and base units with a complimentary work surface over, inset sink and drainer with mixer tap, integrated appliances such as

eye level oven, microwave, fridge freezer, electric hob with extractor hood over. Having laminate flooring and window to rear elevation.

### Utility Room

Comprising wall and base units with inset sink, space and plumbing for washing machine and dishwasher. This room also doubles as the downstairs cloakroom with low level wc, double glazed window to side aspect and laminate flooring.

### First Floor Landing

Giving access to;

### Bedroom One 13'1" x 10'2"

Having carpet flooring, central heating radiator, fitted wardrobes and window to rear elevation.



### Bedroom Two 11'1" x 10'0"

Having carpet flooring, central heating radiator, fitted wardrobes and window to front elevation.

### Bedroom Three 7'1" x 5'10"

Having carpet flooring, central heating radiator and window to front elevation.

### Bathroom

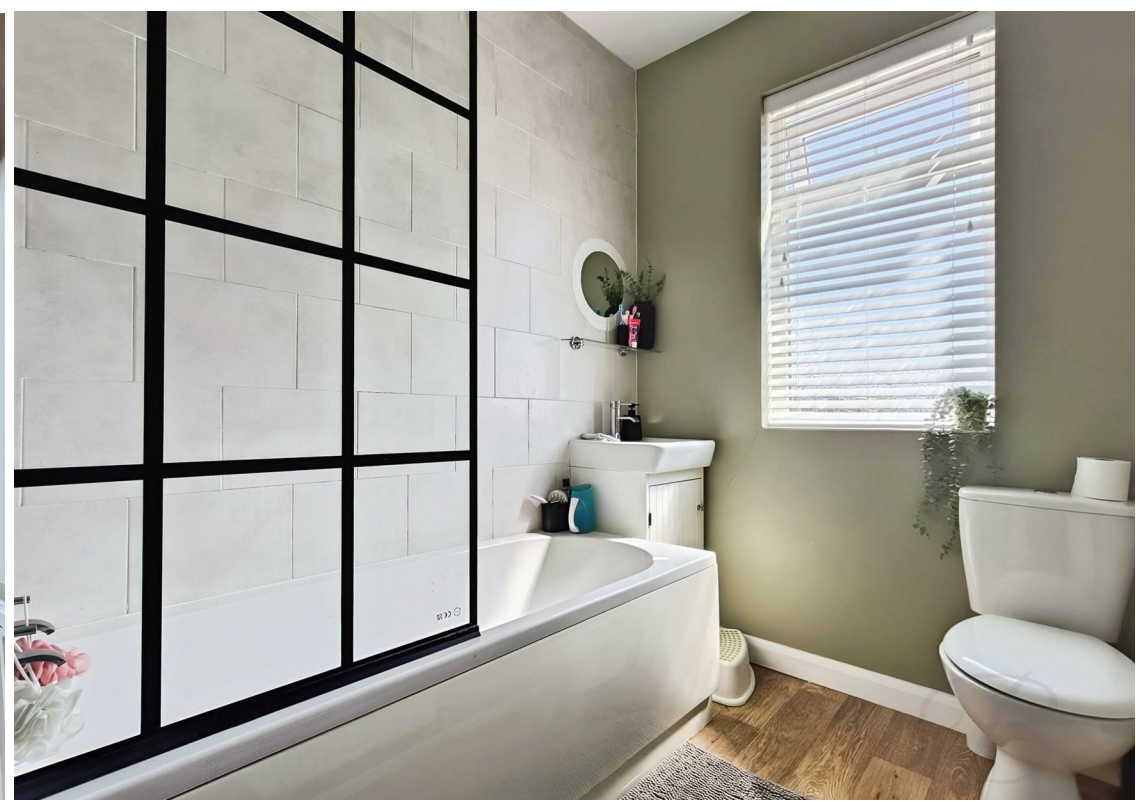
Complete with a three piece suite comprising of panelled bath with shower over and glass screen, low flush w/c and vanity hand wash basin. There is a window to rear elevation, vinyl flooring and central heating radiator.

### Outside

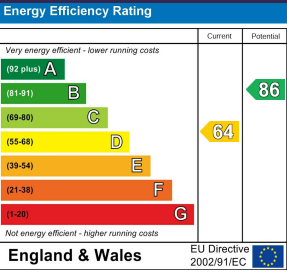
To the front of the property there is a driveway providing off street parking. To

the rear there is a fantastic sized garden having a dedicated patio seating area and a well maintained lawn. This is the perfect space to enjoy in the warmer months with friends and family.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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