



# HOPKINS & DAINTY

ESTATE AGENTS



**Rangewood Road, Alfreton, DE55 3BS**

**£389,950**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this beautifully presented and **SUBSTANTIALLY EXTENDED** detached property enjoying a popular location and ideally situated for close by communication links of the A38/M1 etc. Benefitting from **FOUR DOUBLE BEDROOMS** the accommodation has to offer: Entrance hall, downstairs cloakroom, lounge, kitchen/diner, utility room and a large open plan dining room/sitting room with double opening French doors leading out onto the rear garden. To the first floor there are four double bedrooms, bedroom one having a contemporary en-suite shower room and walk in dressing room and bedrooms two and three sharing a Jack and Jill en-suite shower room plus there is a beautiful modern bathroom. Outside there is a garden to the rear and to the front a driveway providing ample off road parking and access to the single integral garage. Viewing is very highly recommended to fully appreciate the size and quality of accommodation on offer. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Entrance hall



With Karndean flooring, radiator, stairs off to the first floor, useful understairs storage cupboard, door to garage, door to:

### Downstairs cloakroom

Fitted with a W.C., pedestal wash hand basin with tiled splashback, radiator, window to the side.

### Lounge 16'11" x 12'0" (5.16 x 3.67)



With angled bay window to the front, two radiators, double opening doors into the feature dining/living room.

### Open plan sitting room/dining room 16'11" max x 12'0" maximum measurement (5.17 max x 3.67 maximum measurement)



With Karndean flooring, two windows to the side, two windows to the rear, double opening French doors to the side opening out onto the rear garden, three radiator, spotlights to the ceiling, fireplace with gas fire.

### Kitchen/diner 17'1" max x 14'0" max (5.21 max x 4.29 max)



Fitted with a range of matching wall and base units, working surfaces with inset corner sink unit and drainer, fitted electric eye level oven and grill, fitted gas hob with extractor hood over, integrated fridge, dishwasher, freezer and washing machine, spotlights to the ceiling, ceramic tiled flooring, window to the rear, radiator, opening to:

## Utility room



Fitted with a range of high gloss matching wall and base units, working surface over with matching upstand, inset sink unit and drainer, integrated fridge and wine cooler, ceramic tiled flooring, door to the side leading out onto the rear garden patio seating area.

## The first floor



With access to the loft, radiator and built in cupboard.

## Bedroom One 14'9" x 11'3" (4.51 x 3.45)



With angled bay window to the front, feature circular porthole window to the front, radiator, double built in wardrobe, walk in dressing room, door to:

## En-suite shower room



A super stylish shower room with shower cubicle, W.C., fitted vanity unit with inset wash hand basin, tiled flooring and walls, window to the side, heated towel rail.

## Bedroom Two 11'1" x 10'9" (3.38 x 3.29)



With window to the rear, radiator, door to:

### Jack and Jill En-suite shower room



Fitted with shower cubicle, W.C., pedestal wash hand basin, partially tiled walls, radiator, window to the rear, door to:

### Bedroom Three 8'10" x 8'6" (2.71 x 2.60)



With built in wardrobes, two windows to the front, laminate flooring, radiator.

### Bedroom Four 9'6" x 7'9" (2.92 x 2.38)



With window to the rear, built in wardrobe, radiator, door to Jack and Jill shower room.

### Bathroom



Fitted with a double ended oval bath, W.C., fitted vanity unit with inset wash hand basin, tiled flooring and walls, window to the side, heated towel rail, wall mounted electric toothbrush/shaver charging point.

### Outside



The property has a large block paved frontage providing ample off road parking and access to the single integral garage with power, light, up and over door. Gated side access leads to the rear garden which has a large patio seating area, lawn, planted borders and timber garden shed.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you,

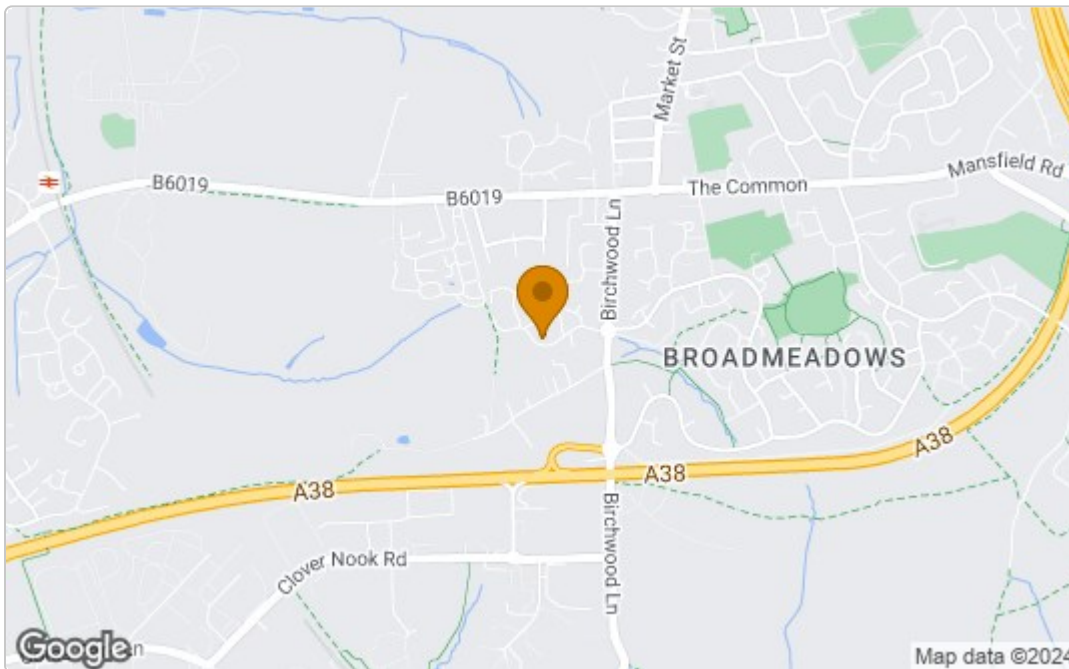
please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

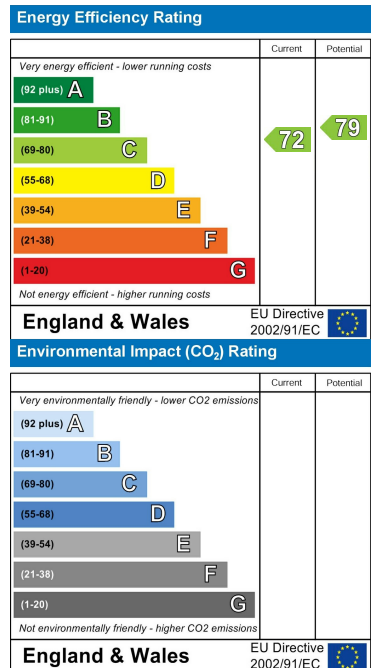


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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.