



HOPKINS & DAINTY

ESTATE AGENTS



Rosier Crescent, Alfreton, DE55 1RS

£230,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this EXTENDED semi detached home. Set in a pleasant residential cul-de-sac with a SOUTH FACING REAR GARDEN. Convenient for access to the nearby A38, the extended accommodation comprises: entrance hallway, front lounge with a feature fireplace, full width kitchen/diner which opens into the extended sitting room with patio doors opening onto the garden.

On the first floor the landing provides access to three good size bedrooms; two of which are double with fitted wardrobes and the bathroom which has a three piece suite including an over bath shower. The property has gas central heating off a BRAND NEW BOILER (September 2024) and double glazing. Front and side driveway parking, a detached GARAGE and pleasant front and rear lawned gardens.

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 Hallway



Accessed via a leaded light double glazed entrance door with a matching side panel. Having stairs rising to the first floor with storage space under; laminate flooring, coving to the ceiling and a radiator. Glazed doors leading off.

Lounge 14'7" x 11'3" (4.47 x 3.43)



With a feature fireplace and coal effect gas fire. Radiator, dado rail, coving to the ceiling and a leaded light double glazed front window.

Kitchen/Diner 17'7" x 9'3" (5.37 x 2.82)



Spacious kitchen/diner with a fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is space for a cooker with a fitted hood over and plumbing for a washing machine. Tiled flooring to the kitchen area, a sealed unit double glazed rear window, coving to the ceiling and opening to the extended sitting room.

Extended Sitting Room 11'6" x 6'6" (3.53 x 1.99)



With laminate flooring, a radiator, coving to the ceiling, sealed unit double glazed side access door and a matching window and double glazed sliding patio doors opening onto the rear garden.

First Floor Landing



With a double glazed side window, built in storage cupboard and access to the loft space which has a pull down ladder and is part boarded for storage.

Bedroom 1 12'1" x 9'8" (into wardrobes) (3.69 x 2.95 (into wardrobes))



Front double bedroom with fitted floor to ceiling wardrobes. A radiator and leaded light double glazed window.

Bedroom 2 10'0" x 9'3" (+ wardrobes) (3.05 x 2.83 (+ wardrobes))



Rear double bedroom with fitted floor to ceiling wardrobes along one wall, a radiator and double glazed window.

Bedroom 3 9'0" x 7'7" (includes plinth) (2.75 x 2.32 (includes plinth))



Good sized third bedroom with an over stairs plinth, radiator and leaded light double glazed front window.

Bathroom 7'11" x 5'10" (2.42 x 1.79)



Three piece suite comprising bath with a shower over, wash hand basin and WC. Tiled walls, a radiator, coving to the ceiling and double glazed side and rear windows.

Front Garden/Driveway



Front driveway parking and a lawn garden with access to the entrance door. The driveway continues alongside the property providing access to the garage and rear garden.

Garage 17'4" x 9'0" max. (5.30 x 2.75 max.)

With an up and over door, light and power connected and a side access door and window.

Rear Garden



Delightful South facing lawn garden with a fence boundary.

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

Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



First Floor

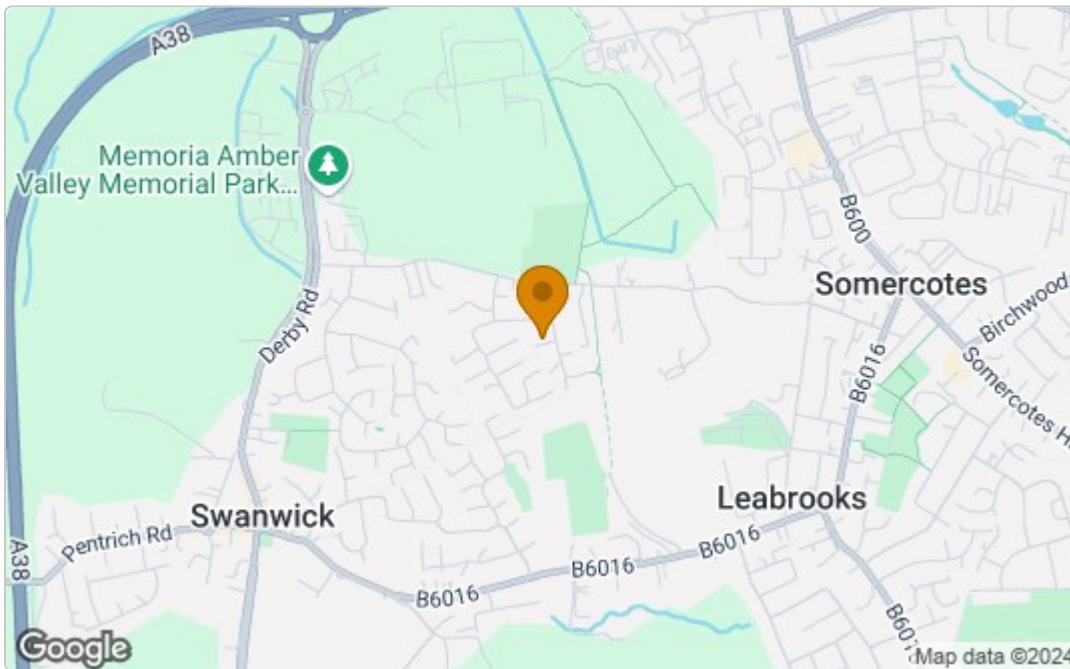
Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 85.9 sq. metres (924.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="text-align: center;"> 84 </div>
(81-91) B		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.