



# HOPKINS & DAINTY

ESTATE AGENTS



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

**£318,500**

**\*\*\*OPEN 7 DAYS A WEEK\*\*** - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning three bedroom detached family home. Set in this popular residential location, convenient for access to the A38 and nearby M1 (at junction 28). This quality home has been considerably upgraded by the current owners, providing ready to move into accommodation, presented to a show home standard. With a delightful low maintenance rear garden, full width front driveway parking and an integral garage.

The internal accommodation comprises: entrance hallway with a guest WC. Rear lounge with a feature media wall and bay window; fitted kitchen with a range of integrated appliances and a versatile second reception room, which is ideal for a home study. From the hall there is internal access to the garage. On the first floor the landing provides access to three good size bedrooms, two of which have fitted wardrobes and the master bedroom is also served with a stunning En-suite shower room. Completing the first floor is an equally stunning family bathroom with a three piece suite. The property has gas central heating and newly installed double glazed windows in 2024 and is well worth viewing.

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 double glazed entrance door. With tiled flooring, a radiator and stairs rising to the first floor. Doors leading off.

Lounge 12'4" x 11'7" (+bay) (3.78 x 3.55 (+bay))



With a feature media wall with display shelving and lighting. A radiator, tiled flooring and a double glazed bay window overlooking the garden.

Kitchen 11'6" x 8'3" (3.52 x 2.54)



Fitted with a range of base and wall units with glazed display cabinets and worktops. Inset ceramic one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is a built in oven, hob, hood, fridge and washing machine; which are all included in the sale. Radiator, ceiling spotlights, a double glazed door and window to the rear elevation.

Study/Dining Room 9'10" x 7'5" (3.00 x 2.27)



Versatile second reception room with laminate flooring, a radiator and double glazed front window.

### Guest WC



Two piece suite comprising WC and vanity wash hand basin with a cupboard under. Tiled flooring, heated towel rail, part sloping ceiling and a double glazed side window.

### Garage 16'9" x 8'2" max. (5.13 x 2.50 max.)

With electric light and power connected, an electric roller door and an internal door to the hallway.

### First Floor Landing

Built in storage cupboard, a radiator, access to the loft space and a double glazed side window. The loft is accessed via a pull down ladder and houses the central heating boiler. Doors leading off.

### Master Bedroom 12'11">10'5" x 8'11" (+wardrobes) (3.96>3.20 x 2.74 (+wardrobes))



Generous master bedroom with feature wall lights and fitted floor to ceiling wardrobes with mirror sliding doors. Laminate flooring, a radiator, three double glazed front windows and a door to:

### En-Suite Shower Room 6'8" x 5'4" (2.05 x 1.65)



Stunning En-suite shower room with a three piece suite. Comprising corner shower, vanity wash and basin with cupboards under and a WC. Tiled walls and flooring, a heated towel rail, ceiling spotlights, an extractor vent and double glazed front window.

### Bedroom 2 10'2" x 9'2" (+wardrobes) (3.10 x 2.81 (+wardrobes))



Second double bedroom with fitted floor to ceiling wardrobes and mirror sliding doors. A radiator and double glazed rear window.



### Bedroom 3 10'9" x 8'0" (3.30 x 2.45)



Generous third bedroom (currently used as a dressing room), with a radiator and double glazed rear window.

### Bathroom 7'6" x 4'6" (2.31 x 1.39)



Luxury bathroom with a three piece suite, comprising a feature oval bath with a shower attachment, vanity wash hand basin with cupboards under and a WC. Tiled walls and flooring with recessed display shelving and lighting, a heated towel rail, ceiling spotlights, an extractor vent and double glazed side window.

### Front Driveway

To the front of the property there is a full width driveway providing ample off road parking. Access to the entrance door with outside lighting and gated side entry to the rear garden.

### Rear Garden

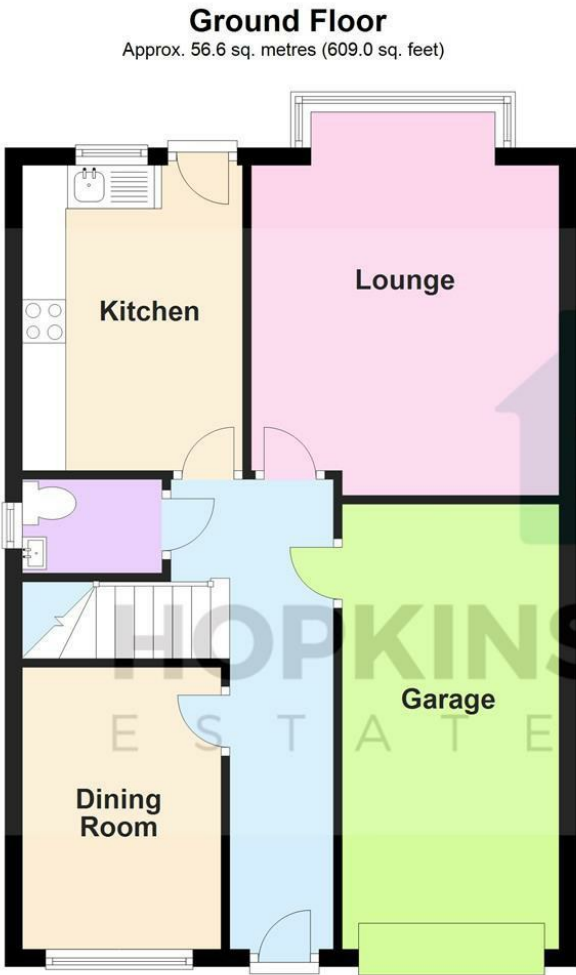


To the rear of the property there is a delightful low maintenance garden. With an artificial grass lawn, patio seating area, fencing to the boundary and a useful side storage area with a garden shed. There is also an outside tap and lighting.

### 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.

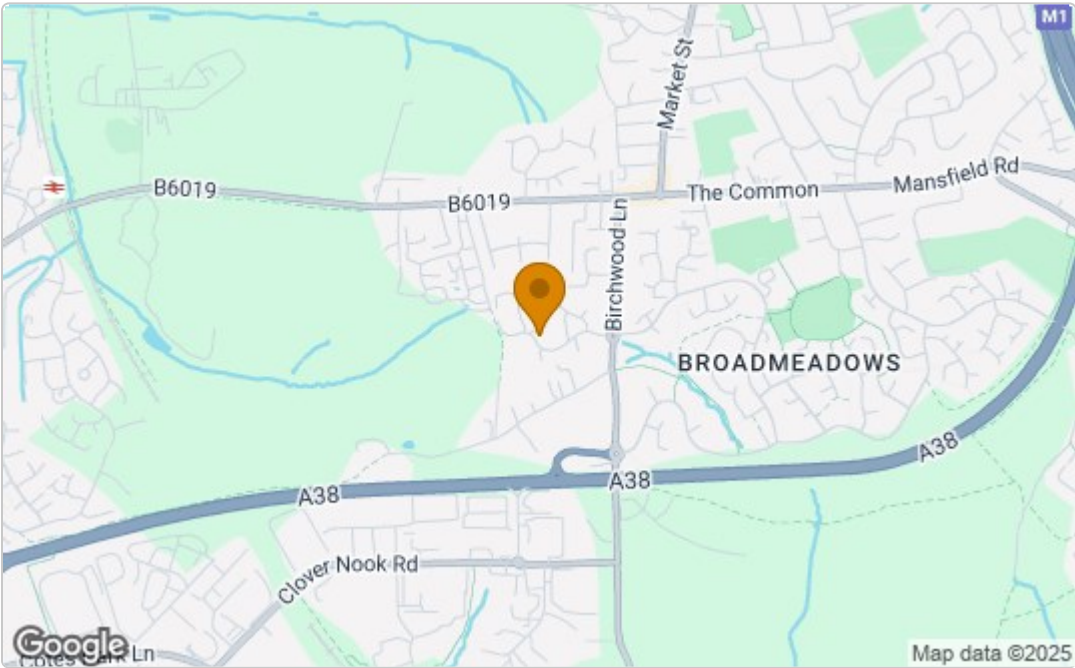
Floor Plan



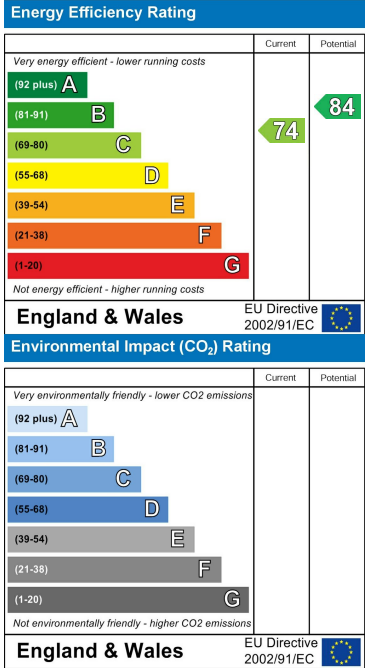
Total area: approx. 102.8 sq. metres (1106.5 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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