



HOPKINS & DAINTY

ESTATE AGENTS



Hazelwood Close, Alferton, DE55 5RA

Offers in the region of £270,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this beautifully presented and spacious, four bedroom family home; set on this modern residential estate in this popular village location. Built in 2018, the property is in a tucked away cul-de-sac position, standing on a generous garden plot. The living accommodation has been very well maintained and upgraded by the current owners to provide a quality home ideal for a growing family. Comprising: entrance hallway with a guest WC; stunning kitchen/breakfast room with a comprehensive range of integrated appliances and a breakfast bar. The main Lounge has a feature media wall and French doors opening onto the garden and there is a versatile second reception room along with internal access to the garage. On the first floor there are four good sized bedrooms, the master having fitted wardrobes and an En-suite shower room and the main family shower room which also has a contemporary feel with an attractive wet wall splashback and a large walk in shower.

The property has gas central heating and double glazing, double width front driveway parking in addition to the garage and a generous low maintenance rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hallway



Accessed via a front entrance door, with stairs rising to the first floor, a radiator and doors leading off.

Kitchen/Breakfast Room 13'11" x 9'7" (4.26 x 2.93)



Fitted range of stylish base and wall units with worktops and an inset one and a quarter sink and drainer. There is a built in electric oven, gas hob and hood along with an integrated fridge, dishwasher and washing machine. Matching breakfast bar, a radiator, ceiling spotlights, double glazed side and rear windows and a double glazed side access door.

Lounge 15'7" x 11'4" max. (4.76 x 3.47 max.)



Spacious main sitting room with a feature media wall, display shelving and fitted cupboards. Ornamental fireplace, radiator and double glazed French doors opening onto the garden.

Sitting Room 9'2" x 8'7" (2.80 x 2.62)



Versatile second reception room with a radiator, double glazed front window and a built in under stairs storage cupboard.

Guest WC



Two piece suite comprising WC and wash hand basin; with a radiator and extractor vent.

Integral Garage 16'8" x 8'6" max. (5.10 x 2.60 max.)

With an up and over door, electric light and power connected, fitted storage cupboards and an internal door to the hallway.

First Floor Landing



With a built in storage cupboard, double glazed side window (at half landing) ceiling spotlights and access to the loft space which is part boarded with lighting providing storage space. Doors leading off.

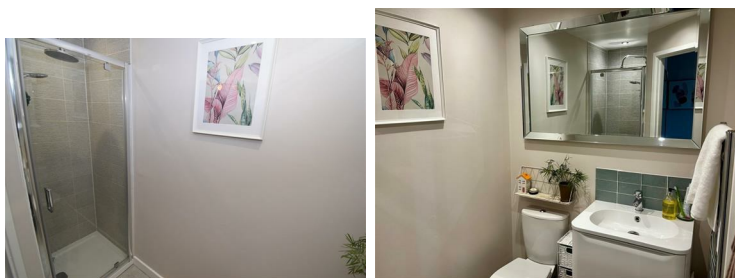
Master Bedroom 12'1" x 11'3"<14'0" (3.69 x 3.43<4.27)



Measurements include the wardrobes.

Rear master bedroom with fitted floor to ceiling wardrobes and sliding doors. A radiator, double glazed rear window and door to:

En-Suite Shower Room 7'10" x 4'11" max. (2.41 x 1.52 max.)



Three piece suite comprising shower, wash hand basin and WC. With a heated towel rail, extractor vent and ceiling spotlights.

Bedroom 2 14'0" x 8'11" (4.28 x 2.73)



Second double bedroom with a radiator and double glazed rear window.

Bedroom 3 12'0">9'6" x 9'3" (3.67>2.92 x 2.82)



Third double bedroom with a radiator and double glazed front window.

Bedroom 4 11'4">8'11" x 7'4" (3.47>2.72 x 2.25)



Good sized fourth bedroom (currently used as a dressing room), with a radiator and double glazed front window.

Family Shower Room 7'10" x 6'7" max. (2.40 x 2.03 max.)



Stylish three piece suite comprising walk in shower, wash hand basin and WC. Attractive wet wall splashback, a radiator, extractor vent and a built in storage cupboard.

Front/Driveway

To the front of the property there is a double width driveway providing off road parking and gated side entry to the rear garden.

Rear Garden



Low maintenance rear garden with a patio seating area and artificial grass lawn, with fencing to the boundary.

Service Charge

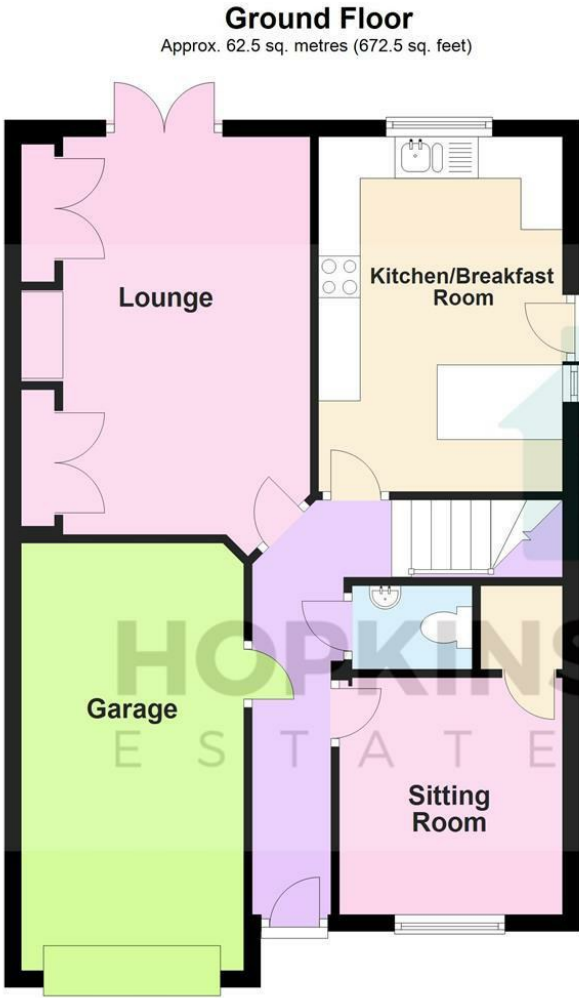
We understand that this property is subject to an annual estate maintenance charge in the region of £190. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

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.

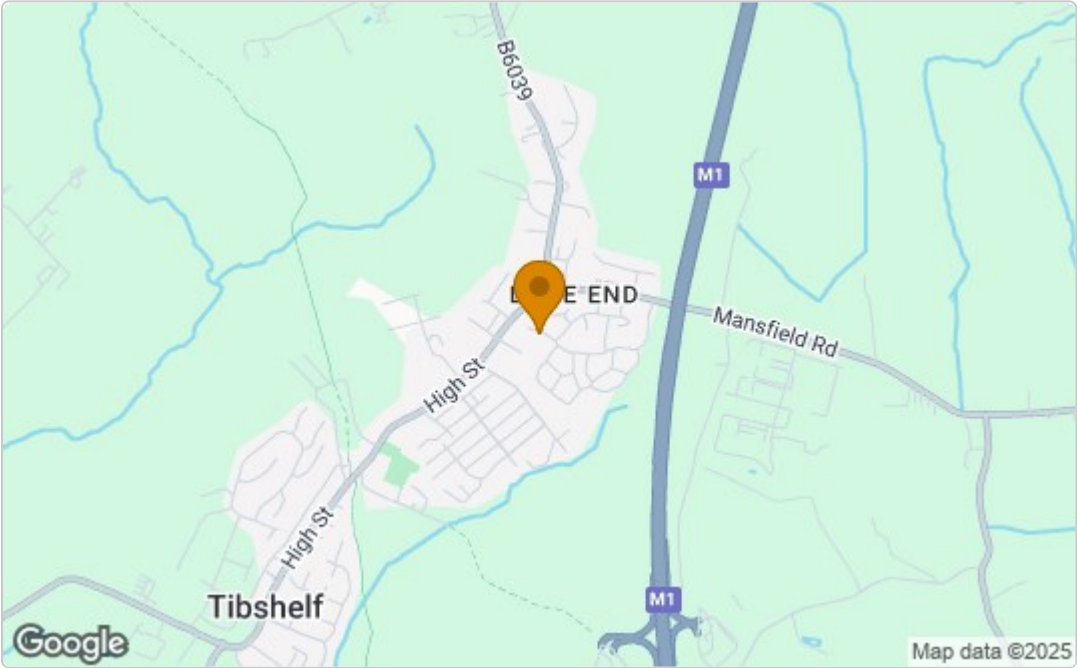
Floor Plan



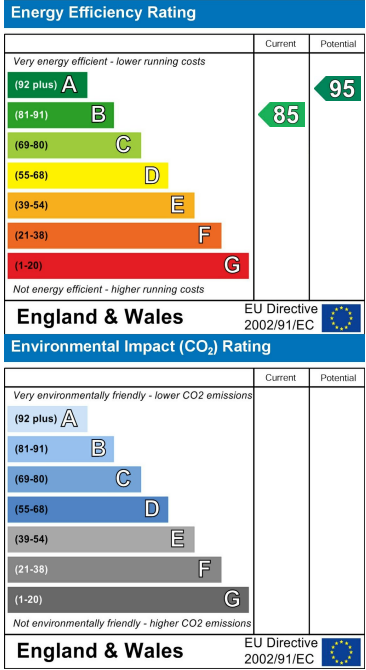
Total area: approx. 123.2 sq. metres (1325.7 sq. feet)

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.