



# HOPKINS & DAINTY

ESTATE AGENTS



## Charnwood Close, Alfreton, DE55 1HH

**£190,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this well appointed and spacious, two bedroom home. Set at the end of a cul-de-sac, in the popular village of Swanwick; convenient for access to the nearby A38. The property stands on a good size plot and benefits from a rear conservatory overlooking the generous garden and a refitted kitchen with integrated appliances.

The accommodation comprises: entrance hall, front Lounge with a feature fireplace, impressive fitted kitchen with a range of integrated appliances and a double glazed rear conservatory. On the first floor there are two good size bedrooms, the main bedroom having fitted wardrobes, and a stylish bathroom with a three piece suite including an over bath shower.

The property has gas central heating and double glazing, driveway parking and a pleasant enclosed rear lawn and patio 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 Hall



Accessed via a leaded light double glazed entrance door. With a radiator, coving to the ceiling, stairs rising to the first floor and a door to:

### Lounge 12'9" x 9'10">8'7" (3.91 x 3.01>2.62)



With a feature fireplace housing a coal effect electric fire. Laminate flooring, a dado rail, radiator and double glazed front window. Door to:

### Kitchen/Diner 13'0" x 9'2" (3.97 x 2.80)



Stylish fitted kitchen with a contemporary range of base and wall units, worktops and an inset sink and mixer tap. There is a built in electric oven, gas hob and hood, along with an integrated dishwasher. Space for a fridge/freezer and washing machine. Laminate flooring, a radiator, dado rail, double glazed rear window, under stairs storage cupboard and double glazed sliding patio doors opening to:

### Conservatory 11'11" x 6'3" (3.64 x 1.92)



With double glazed windows and a patio door opening onto the garden.

### First Floor Landing

With doors leading off.

**Bedroom 1 11'7" x 9'10" (3.55 x 3.02)**



Generous front bedroom with fitted wardrobes and a further over stairs storage cupboard with a radiator. Laminate flooring, a radiator and double glazed front window.

**Bedroom 2 10'5" x 6'11" (3.20 x 2.11)**



Rear bedroom with laminate flooring, a radiator and double glazed window. Access to the loft space via a drop down ladder. The loft is part boarded with lighting and houses the central heating boiler.

**Bathroom 7'5" x 5'8" (2.27 x 1.74)**



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled walls and flooring, a radiator, extractor vent and double glazed rear window.

### **Driveway Parking**

To the front of the property there is a pebbled hard standing and access to the entrance door with a storm canopy.

A shared side driveway leads to the parking area with gated access to the rear garden.

### **Rear Garden**



Good size rear lawn and patio garden with a fence and hedge boundary and two storage sheds.

### **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**

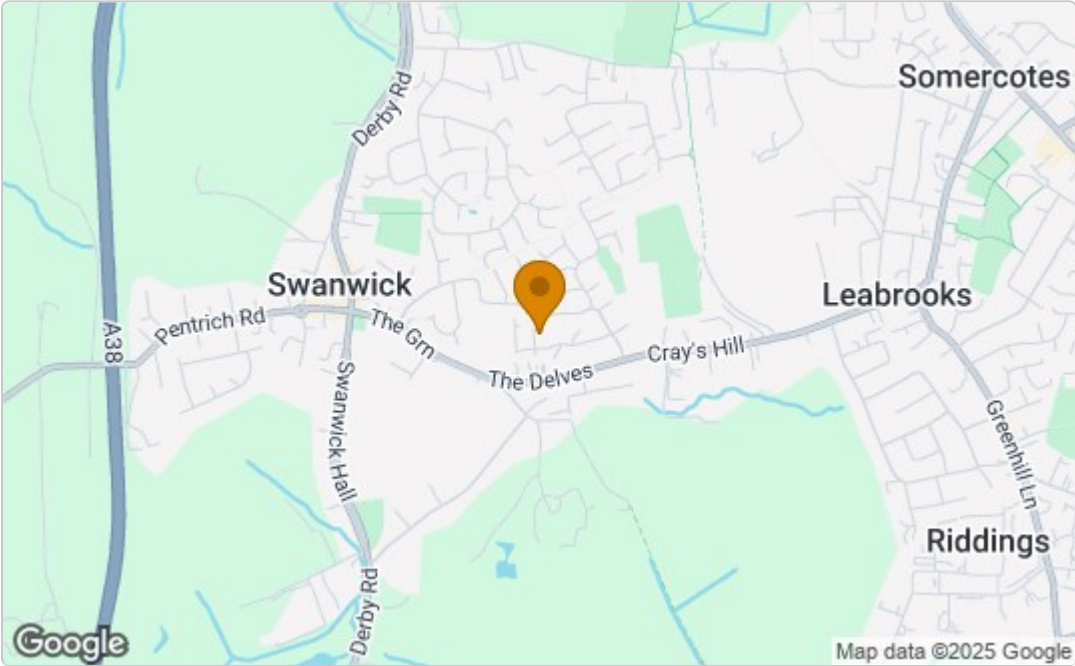
These sales details are produced in good faith with the

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.

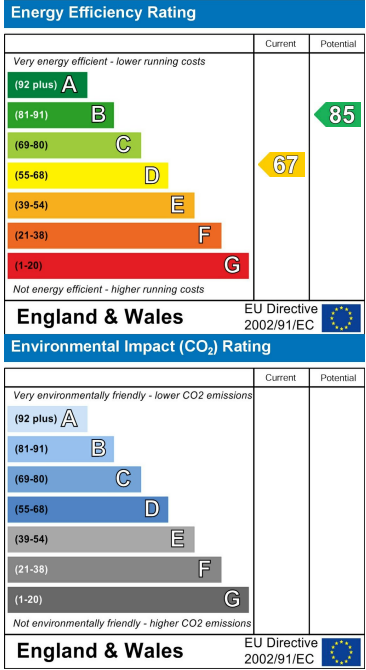




Area Map



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.