

# HoldenCopley

PREPARE TO BE MOVED

Bingham Close, Alfreton, Derbyshire DE55 7QT

---

Guide Price £270,000



Bingham Close, Alferton, Derbyshire DE55 7QT





GUIDE PRICE: £270,000 - £280,000

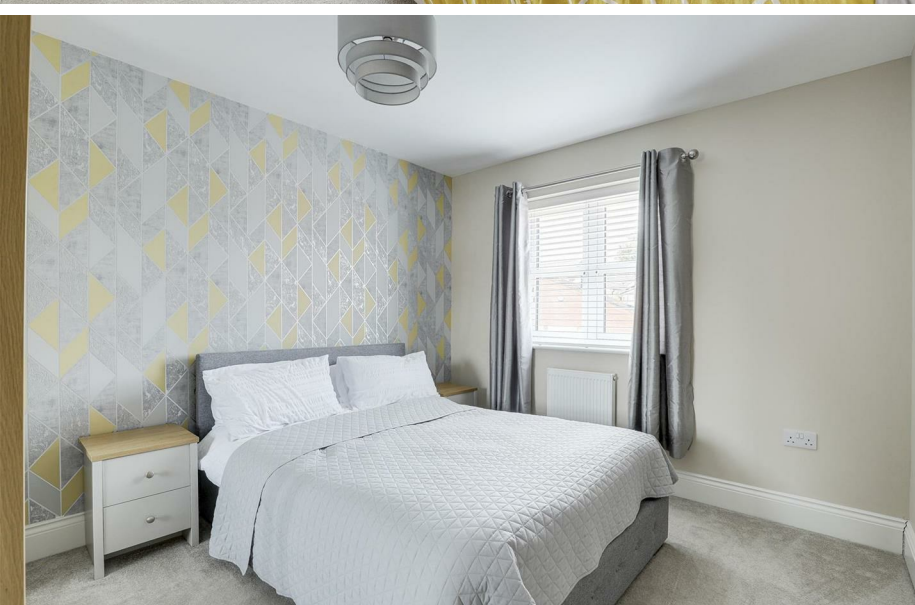
### BEAUTIFULLY PRESENTED FAMILY HOME...

A beautifully presented and spacious modern three-bedroom detached family home, perfectly suited to a range of buyers but especially ideal for families or those looking to start a family. This inviting property offers well-proportioned living space throughout, thoughtfully designed for comfortable, contemporary living. On the ground floor, the welcoming entrance hall provides access to a convenient ground floor W/C, leading through to a generously sized living room, a perfect space to relax and unwind. The heart of the home is the modern kitchen diner, which boasts ample storage, integrated appliances, and double French doors that flood the room with natural light while offering seamless access to the rear garden. A useful pantry adds valuable storage, completing this stylish and practical space. Upstairs, the first floor offers two spacious double bedrooms, both with fitted wardrobes and one benefitting from a private en-suite shower room. A comfortable single bedroom is perfectly suited as a nursery, home office, or guest room, all served by a contemporary three-piece bathroom suite. Externally, the property benefits from a driveway providing off-street parking for multiple vehicles and access to the garage, which includes a rear door opening onto the beautifully landscaped garden. The rear outdoor space features a patio area, an artificial lawn, and a further well-maintained natural grass lawn, creating an ideal environment for outdoor entertaining, family play, or simply relaxing in privacy. Situated in a popular residential location, the home enjoys close proximity to local shops, amenities, and well-regarded schools. Excellent transport links are also on offer, with easy access to the A61, A38, and M1, making this property a fantastic choice for commuters.

### MUST BE VIEWED







- Detached House
- Three Bedrooms
- Modern Fitted Kitchen Diner
- Utility Room
- Spacious Living Room
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Driveway & Garage
- Beautiful Rear Garden
- Excellent Transport Links











GROUND FLOOR

Entrance Hall

The entrance hall features laminate flooring, a radiator, a UPVC triple-glazed window to the front elevation, a single composite door providing access to the accommodation, and an internal door leading to the W/C

W/C

3’8" × 4’8" (1.12m × 1.44m)  
This space includes a low-level dual flush W/C, a pedestal wash basin with a tiled splashback, a radiator, wood-effect flooring, and a single recessed spotlight.

Living Room

15’5" × 16’9" (4.72m × 5.11m)  
The living room features laminate flooring, carpeted stairs leading to the first floor, two radiators, and a UPVC triple-glazed window to the front elevation.

Kitchen/Diner

15’11" × 16’8" (4.87m × 5.10m)  
The kitchen is fitted with a range of wall and base units topped with quartz worktops, an undermount one-and-a-half sink with a swan neck mixer tap, a gas hob with a stainless steel splashback and extractor fan, an integrated oven, fridge freezer, and dishwasher. The space also features laminate flooring, recessed spotlights, and a UPVC triple-glazed window to the rear elevation. The dining room benefits from laminate flooring, a radiator, UPVC triple-glazed windows to the side and rear elevations, and double French doors that open out to the rear garden.

Utility Room

5’1" × 5’8" (1.57m × 1.75m)  
The utility room features wood-effect flooring, a fitted base unit with a worktop, space and plumbing for a washing machine, space for a dryer, a tiled splashback, a radiator, and recessed spotlights.

FIRST FLOOR

Landing

10’7" × 6’9" (3.23m × 2.08m)  
The landing features carpeted flooring, a radiator, an in-built storage cupboard, access to the loft, and a UPVC triple-glazed window to the side elevation. It also provides access to the first-floor accommodation.

Master Bedroom

11’3" × 9’10" (3.45m × 3.01m)  
The main bedroom features carpeted flooring, a radiator, fitted wardrobes, a UPVC triple-glazed window to the front elevation, and access to the en-suite bathroom.

En-Suite

5’7" × 7’1" (1.72m × 2.17m)  
The en-suite features a low-level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a mains-fed shower and handheld shower head, an electric shaving point, an extractor fan, carpeted flooring, partially tiled walls, and recessed spotlights.

Bedroom Two

11’4" × 9’10" (3.47m × 3.02m)  
The second bedroom features carpeted flooring, a radiator, a fitted wardrobe, and a UPVC triple-glazed window to the rear elevation.

Bedroom Three

10’10" × 6’7" (3.32m × 2.01m)  
The third bedroom features carpeted flooring, a radiator, and a UPVC triple-glazed window to the rear elevation.

Bathroom

6’4" × 6’6" (1.94m × 1.99m)  
The bathroom includes a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, an extractor fan, a chrome heated towel rail, carpeted flooring, partially tiled walls, and a UPVC triple-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property, there is a driveway providing off-street parking for multiple cars, gravelled borders, courtesy lighting, partial picket fence boundaries, and access to the garage.

Garage

9’3" × 18’8" (2.83m × 5.71m)  
The garage features an up-and-over door, power points, and a UPVC door opening onto the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio area, an artificial lawn, a well-maintained natural grass lawn, planter borders with various shrubs and mature trees, external lighting, and panelled fence boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, nexfibre
- Broadband Speed - Ultrafast available - 10000 Mbps (download) 10000 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Amber Valley Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold  
Service Charge in the year marketing commenced (£PA): £168.58  
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

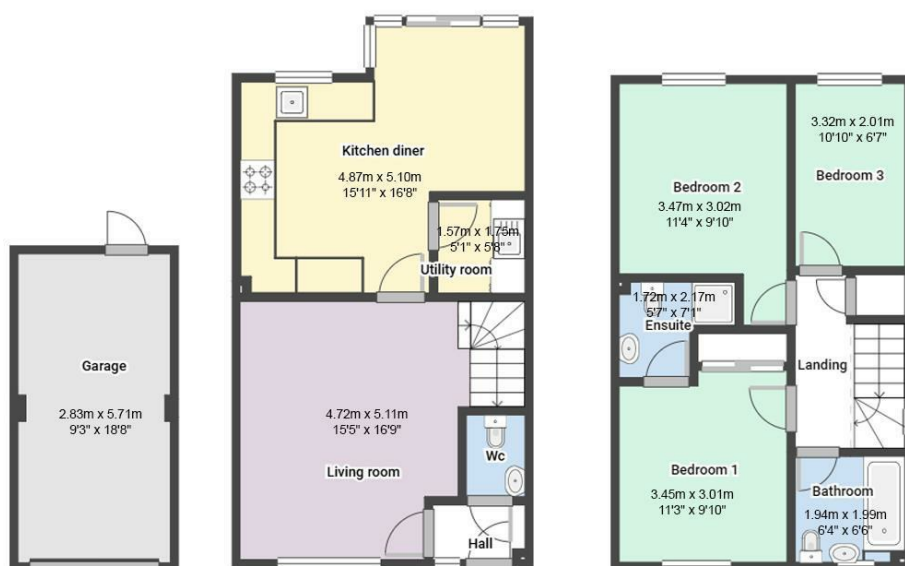
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



# Bingham Close, Alfreton, Derbyshire DE55 7QT

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

© HoldenCopley

**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.