



50 Cantley Road, Riddings, Alferton, DE55 4DW

£895 Per Calendar



An immaculately presented modern semi detached home situated in a cule de sac location. The two double bedroomed accommodation has a conservatory, sunny garden and ample car parking. Viewing is recommended.



The welcoming accommodation comprises an entrance porch, lounge, newly refitted kitchen, which is open into a UPVC double glazed conservatory. To the first floor there are two double bedrooms and a bathroom.

Benefitting from UPVC double glazed windows and composite doors and gas central heating fired by a comb boiler.

To the front of the property is a generous tarmac drive which extends to the side through five bar gate to the sunny landscaped garden

Situated conveniently within walking distance of local amenities. Riddings has a primary school, village pubs, convenience stores and supermarket. Having easy access to Derby, Ripley and Alfreton via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A composite entrance door allows access.

ENTRANCE PORCH

Radiator, dado rail and an oak door opens into :

LOUNGE

17'2 x 12 (5.23m x 3.66m)

A generous room with a UPVC double glazed window to the front, radiator, TV aerial point, satellite connection and a useful under stairs store cupboard. Stairs climb off to the first floor.

LIVING DINING KITCHEN

21'9 x 12' (6.63m x 3.66m)

KITCHEN AREA

12 x 6'9 (3.66m x 2.06m)

Beautifully appointed with a stylish range of base cupboards, drawers and eye level units with quartz effect work surface incorporating an inset stainless steel sink with mixer taps and matching splash back with LED lighting. Integrated appliances include and electric oven and grill, induction hob, extractor fan, dishwasher, microwave, plumbing for a washing machine and space for a fridge freezer. There is wood effect flooring, inset spot lighting, column radiator and oak door. Open into :

CONSERVATORY

14' x 8'1 (4.27m x 2.46m)

Constructed with a brick built base, UPVC double glazed windows and French doors, tiled roof with inset spot lighting, vertical radiator and matching wood grain flooring.

ON THE FIRST FLOOR

LANDING

There is access to the roof void and radiator.

BEDROOM ONE

12' x 9'8 (3.66m x 2.95m)

There is a UPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

9' x 8'5 (2.74m x 2.57m)

There is an in-built over stairs cupboard providing hanging and storage facility, radiator, UPVC double glazed window to the front and a built-in airing cupboard.

BATHROOM

Appointed with a three piece white suite comprising panelled bath, pedestal wash hand basin and low flush WC, complementary half tiling with border tile, heated towel radiator, UPVC double glazed window, extractor fan and patterned flooring.

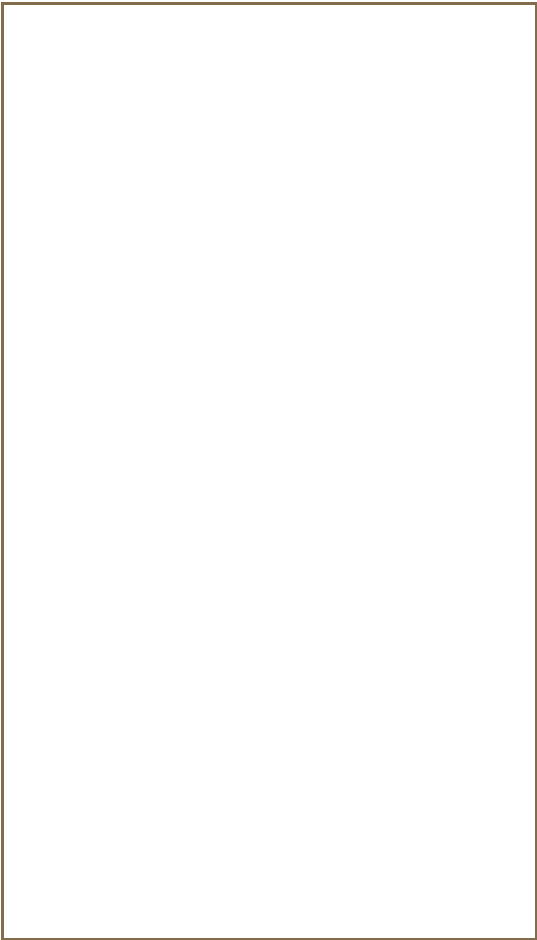
OUTSIDE

To the front of the property there is a tarmac driveway providing ample off road parking. A five bar gate opens into a generous rear garden. Mainly laid to lawn with a paved seating area and gravelled bed.

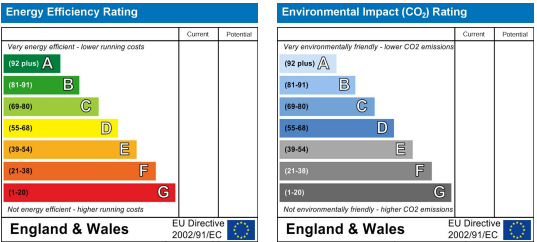
Area Map



Floor Plans



Energy Efficiency Graph



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