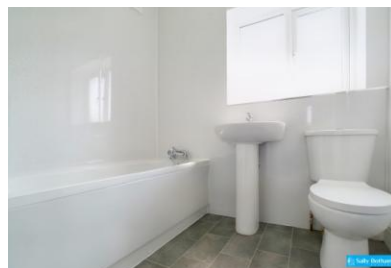




**1 Spencer Drive, Somercotes, Alfreton, Derbyshire, DE55 4JZ**  
**£1,000 pcm**



- 3 Bed Semi Detached property.
- Fully refurbished to a high standard.
- Large Living Room.
- Separate kitchen and diner.
- Downstairs WC
- Off road parking
- Good sized garden
- Close to local amenities

**Tel 01629 760899**

**Mobile 07977 136687**

**[www.sallybotham.co.uk](http://www.sallybotham.co.uk)**

# 1 Spencer Drive, Somercotes, Alferton, Derbyshire, DE55 4JZ

This good-sized, three-bedroom, semi-detached property, with off-road parking, boasts an elevated position with far-reaching views. The accommodation offers: three generously sized bedrooms; good-sized living room; dining room; fitted kitchen; family bathroom; and an enclosed garden to the rear laid to lawn. Within commuting distance to Derby, Nottingham, and the M1 Motorway.

Entering the property via a UPVC door, opening to:

## ENTRANCE HALLWAY 4.54m x 1.99m

With side-aspect double-glazed window. There is a central heating radiator and built-in cupboard, and a staircase rising to the upper-floor accommodation. Wooden doors lead to:

## LIVING ROOM 4.16m x 3.40m

With front-aspect double-glazed picture window set within a bay overlooking the front lawn, neighbouring properties, and with delightful views to the windmill beyond. Within the room there are downlight spotlights, television aerial point, and a central heating radiator.

## DINING ROOM 4.48m x 3.40m

With rear-aspect double-glazed picture window overlooking the garden, as well as a pair of doors opening onto the patio. There are downlight spotlights, television aerial point, and a central heating radiator.

## GROUND FLOOR WC 0.95m x 0.12m

Accessed via a door under the stairs, having a side-aspect double-glazed window with frosted glass, and tile-effect lino to the floor. There is a wash hand basin with mixer tap and a low-level flush WC.

## KITCHEN 2.70m x 2.01m

With rear-aspect double-glazed picture window overlooking the garden. A newly-fitted kitchen with cupboards and drawers in a high-gloss finish set beneath a light oak-effect worksurface with tiled splashback. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap, and a new four-ring induction hob with electric oven beneath and extractor fan above. There are wall-mounted storage cupboards, tile-effect vinyl to the floor, and a central heating radiator. The room is illuminated by downlight spotlights. Sited within the room, concealed in a cupboard is the newly-fitted Ideal boiler. From the hallway, a staircase rises to:

## FIRST FLOOR LANDING 3.21m x 2.37m (maximum measurements)

Having a side-aspect double-glazed window overlooking the neighbouring properties, fields, and woodlands beyond. There is a central heating radiator and a loft-access hatch.

Wooden doors open to:

## FAMILY BATHROOM 2.03m x 1.66m

A partially tiled room with high quality gloss-finish tiles, having a fitted suite comprising of: bath with mixer tap and shower head attachment; pedestal wash hand basin; dual-flush WC. There is a rear-aspect picture window with frosted glass, tile-

effect lino to the floor, ladder-style towel radiator, and an extractor fan.

## BEDROOM ONE 4.36m x 3.50m

An exceptionally spacious bedroom with rear-aspect double-glazed window overlooking the neighbouring properties and the trees beyond. There is a television aerial point and a central heating radiator.

## BEDROOM TWO 3.17m x 2.86m

Having front-aspect double-glazed windows overlooking the neighbouring properties, playground, and windmill beyond. There is a television aerial point and central heating radiator.

## BEDROOM THREE 2.61m x 2.21m

With a front-aspect double-glazed window with similar views to bedroom two. There is an integrated storage cupboard, a television aerial point, and a central heating radiator.

## OUTSIDE

The property is approached via a driveway, offering off-road parking. There is a front garden laid to lawn. To the rear is a good-sized low-maintenance garden laid to lawn with patio area. There are two additional out-buildings, providing additional storage space, and outside lighting.

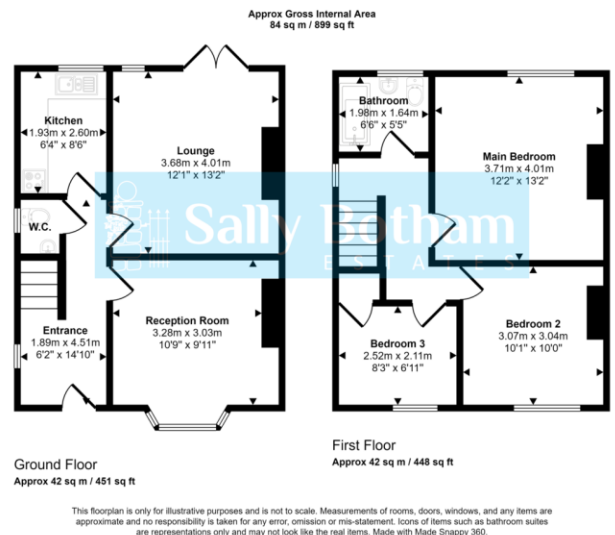
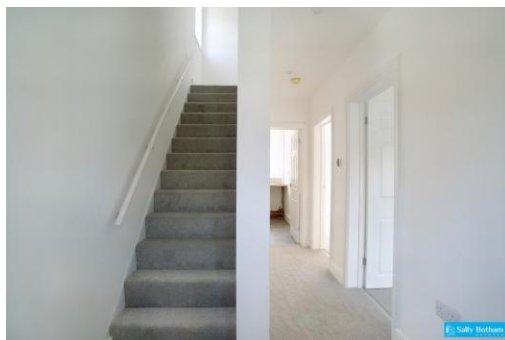
## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For Mobile Phone coverage please go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	