



28 Alpine Grove,  
Hollingwood, S43 2JD

OFFERS IN THE REGION OF

£190,000

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WILKINS VARDY

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# £190,000

EXTENDED END TOWN HOUSE - MODERN OPEN PLAN KITCHEN/DINING ROOM - DRIVEWAY PARKING

Standing at the head of a cul-de-sac is this delightful end townhouse which has been extended to the rear and provides 776 sq.ft. of neutrally presented and well appointed accommodation. From the entrance porch you are welcomed into a good sized living room. The property also features a modern fitted kitchen which is open to the dual aspect dining room which has French doors opening to the rear garden. The two double bedrooms offer a peaceful retreat and the bathroom is conveniently located catering to the needs of modern living.

Benefiting from off street parking, this townhouse is situated in a friendly neighbourhood, providing a sense of community while still being close to local amenities, schools and Ringwood Park. With its practical layout, this property is perfect for first-time buyers, small families, or those looking to downsize.

Do not miss the chance to make this charming townhouse your new home.

- EXTENDED END TOWN HOUSE IN CUL-DE-SAC POSITION
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING
- EPC RATING: C
- GOOD SIZED LIVING ROOM
- DUAL ASPECT DINING ROOM
- FAMILY BATHROOM
- GARDENS TO THE FRONT & REAR

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 72.1 sq.m./776 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Porch

Providing coat/shoe storage.

## Living Room

14'11 x 12'9 (4.55m x 3.89m)  
A good sized front facing reception room fitted with laminate flooring.  
An open balustrade staircase rises to the First Floor accommodation.

## Kitchen

12'9 x 8'3 (3.89m x 2.51m)  
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary wood work surfaces over.  
Inset ceramic sink with mixer tap.  
Integrated appliances to include an electric double oven and 4-ring gas hob with extractor canopy over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Tiled floor and downlighting.

## Dining Room

16'0 x 9'8 (4.88m x 2.95m)  
Being open plan to the kitchen, this dual aspect room spans the full width of the property and has a tiled floor and downlighting.  
Flat panel vertical radiator.  
uPVC double glazed French doors overlook and open onto the rear garden, and a further uPVC double glazed door opens onto the side patio.

## On the First Floor

### Landing

**Bedroom One**  
12'9 x 8'0 (3.89m x 2.44m)  
A good sized rear facing double bedroom.

**Bedroom Two**  
12'9 x 9'2 (3.89m x 2.79m)  
A double bedroom having two windows overlooking the front of the property. This room also has a built-in storage cupboard.

## Family Bathroom

7'6 x 5'11 (2.29m x 1.80m)  
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, wash hand basin with storage below, and a low flush WC.  
Chrome heated towel rail.  
Laminate flooring and downlighting.

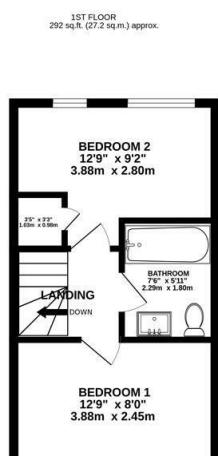
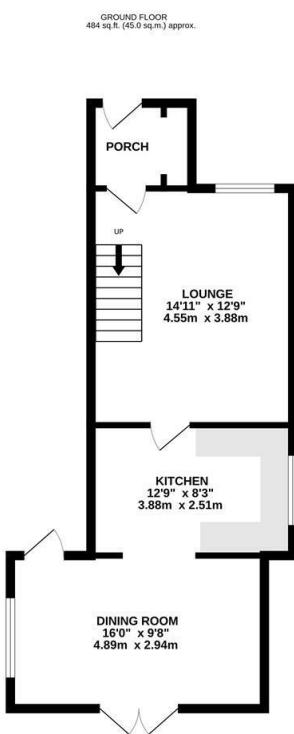
## Outside

There is a lawned garden with central paved path leading up to the front entrance door. There is also a tarmac driveway providing off street parking.

To the side of the property there is a good sized paved area with a garden shed.

A gate gives access to the rear of the property where there is an enclosed lawned garden with a decorative pebble seating area, and steps down to a paved patio.





		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

88

73

EU Directive 2002/91/EC

EU Directive 2002/91/EC	CO <sub>2</sub> Rating	Current	Potential
(92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	Not environmentally friendly - higher CO <sub>2</sub> emissions	

**TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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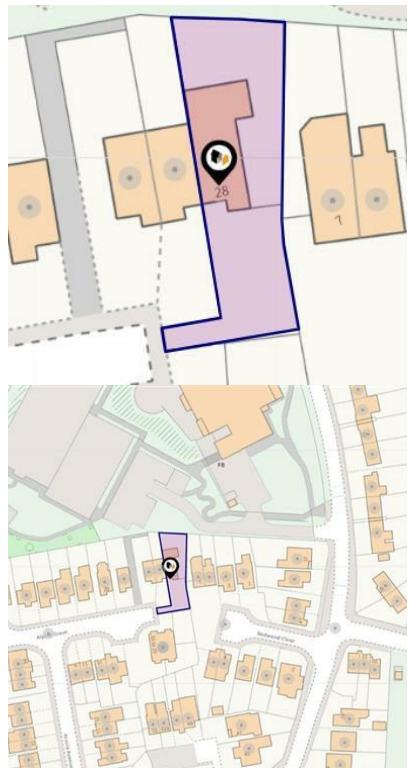


## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

## Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**