



Charles Street
ALFRETON



Property Description

Hall & Benson are delighted to bring to the market this fabulous 1930's, three bedroom, detached family home. Ideally located in Alfretton town center, the property is close by to a range of local amenities as well as providing easy access to the A38, M1 and Alfretton Train Station.

The property benefits from both front driveway with additional parking and garage to the rear, landscaped gardens with garden room, a conservatory and more! Viewings are highly advised to appreciate the accommodation on offer!

Briefly comprising: entrance porch, entrance hallway, cloakroom WC, lounge, dining room and conservatory all to the ground floor, with three good sized bedrooms and a family bathroom to the first floor. Externally a driveway to the front with further parking to the rear and single garage plus an attractive, landscaped rear garden with garden room for home office/gym/bar.

Entrance Porch

A traditional stained glass door leads into the porch with terracotta tiled flooring and ceiling light. This space provides coat and shoe storage.

Entrance Hallway

With stairs leading to first floor and being open to dining space, the spacious hallway welcomes you to this fabulous home. With oak flooring, wall mounted radiator and ceiling

light.

Living Room

14' Max x 12' 11" Plus Bay (4.27m Max x 3.94m Plus Bay)

UPVc double glazed bay window to front aspect, with feature open fire and tiled hearth. Having carpet laid to flooring, wall mounted radiator and ceiling light.

Dining Room

19' 7" Max x 9' 11" Max (5.97m Max x 3.02m Max)

An L-Shaped room with central fireplace fitted with a multi fuel stove with brick surround and tiled hearth. The space follows through to the utility area where there is plumbing and space for washing machine, dishwasher, and space for tumble dryer. With UPVc double glazed window to side aspect, laminate flooring, wall mounted radiator and ceiling light.

The space is open plan to both Kitchen and Conservatory.

Kitchen

9' 5" x 8' 9" (2.87m x 2.67m)

Comprising a range of wall and base units with space for fridge/freezer, and free standing cooker with hood. Double glazed window to rear aspect, with oak flooring and ceiling light, UPVC door leads to the side of the house.

Conservatory

12' x 9' 10" (3.66m x 3.00m)

UPVc double glazed window to rear aspect,

French doors open to the rear patio and garden. With oak flooring, glass roof and wall mounted lights.

Downstairs Cloakroom

Comprising low level wc and wash basin. with double glazed window to side aspect and ceiling light.

Bedroom One

12' 11" Max x 12' 11" (3.94m Max x 3.94m)

With double glazed window to front aspect, carpet laid to flooring, wall mounted radiator and ceiling light.

Bedroom Two

11' 10" x 9' 11" (3.61m x 3.02m)

With double glazed window to rear aspect, carpet laid to flooring, wall mounted radiator and ceiling light.

Bedroom Three

9' 10" x 6' 6" (3.00m x 1.98m)

With double glazed window to front aspect, carpet laid to flooring, wall mounted radiator and ceiling light.

Family Bathroom

Comprising a white three piece suite with bath and shower over head, pedestal wash basin and low level wc. With double glazed window to rear aspect, vinyl flooring, wall mounted radiator and ceiling light.

Front Aspect

To the front, a driveway provides off road parking for two cars, with wide access via wooden gate to the rear.

Rear Aspect

The rear garden has been beautifully landscaped with an area of patio to the immediate rear of the property leading down to an area of lawn with footpath to the bottom. The garden has been carefully planted with mature plants shrubs and trees. To the bottom you will find a decked seating area with access to the garden room, currently used as a home gym, but with the potential to be an office/bar etc.

There is also gated access onto a back street, where there is a single garage and further off road parking for the property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: D

view this property online hallandbenson.co.uk/Property/ALF102136

Tenure: Freehold



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