



Damstead Park Avenue  
Alfreton



## Property Description

Hall and Benson are delighted to offer this executive detached four bedroom family home being situated within this popular development being sold with NO UPWARD CHAIN with accomodation comprising of entrance hall, lounge, open plan kitchen diner, downstairs w/c, four good sized bedrooms with ensuite to bedroom one and family bathroom. Externally the property is situated on a corner plot benefiting from off road parking and garage and attractive frontage with bushes and shrubs the enclosed south facing rear garden is mostly laid to lawn with a patio area making it the ideal space for alfresco dining. The property is located close to Alfreton Town Centre and the local amenities and benefits from excellent transport links, providing easy access to the M1 and A38. Viewing is highly recommended.

### Entrance Hall

vinyl flooring, storage cupboard, door to lounge, stairs to first floor

### Downstairs Wc

tilled walls, w/c and basin, window to rear elevation

### Lounge

14' 6" x 10' 7" ( 4.42m x 3.23m )  
wood flooring, windows to front, rear and side elevation, radiator

### Open Plan Kitchen

22' 3" x 14' 5" ( 6.78m x 4.39m )  
modern fitted kitchen comprising of wall and base units, intgrated appliance as follows: gas hob, extractor hood, electric oven, microwave, dishwasher, fridge and freezer, vinyl flooring, windows to front elevation and trifolding doors on the rear garden, storage cupboard housing plumbing for a washing machine.

### First Floor Landing

#### Bedroom One

9' 5" x 12' 6" ( 2.87m x 3.81m )  
carpet, fitted wardrobes, window to side elevation, radiator, door to ensuite

#### Ensuite

double walk in shower, w/c and basin, window to front elevation

#### Bedroom Two

9' 3" x 11' 3" ( 2.82m x 3.43m )  
carpet, window to rear elevation, radiator

#### Bedroom Three

9' 2" x 12' 9" ( 2.79m x 3.89m )  
carpet, window to front elevation, radiator

#### Bedroom Four

7' 2" x 7' 2" into alcove ( 2.18m x 2.18m into alcove )

carpet, window to front elevation, radiator

## Bathroom

comprising of three piece suite with panel bath with rainfall shower over, w/c, basin, window to rear elevation

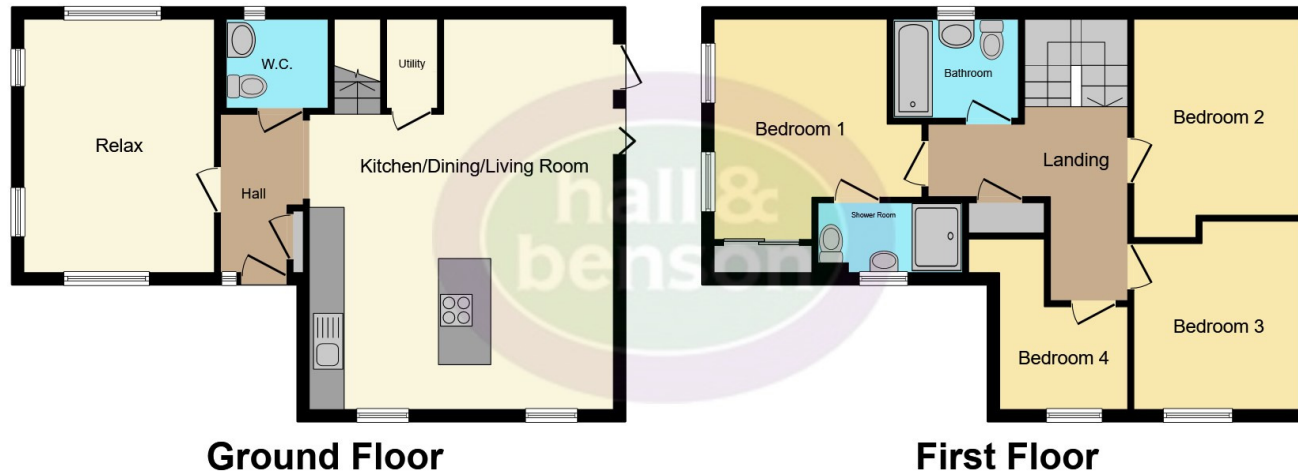
## External

The front of the property is situated on a corner plot benefiting from off road parking, detached garage and attractive frontage with bushes and shrubs. To the rear benefits from a south facing enclosed rear garden with brick wall surround, mostly laid to lawn with a patio area and side access onto the front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

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**EPC Rating: B**

Tenure: Freehold

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