



The Smithy George Street
Riddings Alferton



Property Description

Hall and Benson are delighted to offer for sale this three bedroom semi detached cottage located in the popular village of Riddings. Having the benefit of being within easy reach of Derbyshire countryside and Riddings park as well as local amenities the home has excellent road network links being located close to the A38 and M1 motorway.

The accommodation briefly comprising Lounge, Dining Room, Conservatory and Kitchen to the Ground floor, with three generous bedrooms and a family bathroom to the first floor.

Outside the home is approached by a driveway providing rare yet ample off road parking and a detached garage. The rear of the home has an enclosed rear garden which is mainly laid to lawn with a paved patio area.

Offered for sale with no upward chain!!!
Viewing essential!

Dining Room

10' 10" x 12' 11" (3.30m x 3.94m)

The home is entered via door into the dining room, having a gas central heating radiator and doors leading to-

Lounge

22' 3" x 11' 11" (6.78m x 3.63m)

This splendid room is entered via an arched double door and has two double glazed windows to the front elevation, two gas central heating radiators and two fire places, one with a log burning stove inset.

Kitchen

10' x 8' 2" (3.05m x 2.49m)

Fitted with a matching range of wall and base units with complimentary roll top work surfaces and sink drainer unit with mixer tap over, space for Gas oven and white goods. Double glazed window to the rear elevation.

Conervatory

A Conservatory with door to the rear garden.

Inner Hall

With a wider splendid stair case rising to the first floor.

First Floor Landing

With loft hatch access and doors leading to-

Bedroom One

11' 9" x 11' (3.58m x 3.35m)

With a double glazed window to the front elevation and a gas central heating radiator.

Bedroom Two

10' 10" x 11' 10" (3.30m x 3.61m)

With a double glazed window to the front elevation and a gas central heating radiator.

Bedroom Three

10' 10" x 6' 2" (3.30m x 1.88m)

With a double glazed window to the rear

elevation and a gas central heating radiator.

Bathroom

Fitted with a white three piece suite comprising of panelled bath, low level WC and a pedestal wash hand basin, a gas central heating radiator and a UPVC double glazed window to the side elevation.

Outside

The home has the benefit of a driveway providing off road parking for several vehicles and a detached garage. With up and over door power and light.

The rear of the home has a south westerly facing garden which is mainly laid to lawn with a paved patio area and timber outbuildings.









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

To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: E Council Tax
 Band: B

view this property online hallandbenson.co.uk/Property/ALF103260

Tenure: Freehold



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