



Hopkinson Close
Alfreton



Property Description

Hall & Benson are delighted to present this modern, well presented FOUR bedroom detached family home situated within a popular cul-de-sac location with accommodation briefly comprising of: entrance hall, study, living room, kitchen diner, utility room, downstairs w/c to the ground floor, with four good sized bedrooms with an ensuite to bedroom one, and a family bathroom. Externally the property benefits from being on a corner plot with off road parking and garage to the side and a good sized enclosed rear garden. Located with excellent transport links providing easy access to the M1/A38 and Alfreton Train Station being a short walk away, close to Alfreton Town Centre and the local amenities. Viewing is essential to fully appreciate what this property has to offer.

Entrance Hall

The home is entered via a composite front entrance door having a carpeted floor and doors leading to;

Study

7' 1" x 6' 9" (2.16m x 2.06m)

With a UPVC double glazed window to the front elevation, gas central heating radiator and carpet to the floor.

Living Room

16' 10" x 11' (5.13m x 3.35m)

Having a UPVC double glazed window to the front elevation, gas central heating radiator

and carpet flooring.

Kitchen / Diner

25' 4" x 9' (7.72m x 2.74m)

This open plan kitchen / diner is fitted with an attractive modern range of wall and base units , having a sink drainer unit with mixer tap over. Integrated appliances , including fridge freezer , dishwasher and electric fan assisted oven with extractor fan over. There is a UPVC double glazed window to the rear elevation, a gas central heating radiator, L.V.T Flooring and french doors leading to the rear garden.

Utility Room

With wall and base units having complementary work surface , space for white goods, L.V.T flooring and a UPVC door to the side elevation.

W/C

Comprising of a low level W/C , wash hand basin, gas central heating radiator and and UPVC double glazed window to the side elevation.

First Floor Landing

With loft hatch access and doors leading to;

Bedroom One

11' 3" x 11' 2" (3.43m x 3.40m)

With a UPVC double glazed window to the

front elevation, gas central heating radiator , carpeted flooring and door leading to the ensuite.

Ensuite

Comprising of a low level W/C , wash hand basin, walk in shower cubicle with mains shower over, vinyl flooring , a UPVC double glazed window to the side elevation and a gas central heating radiator.

Bedroom Two

10' 2" x 10' 3" (3.10m x 3.12m)

With a UPVC double glazed window to the front elevation , gas central heating radiator and carpeted flooring.

Bedroom Three

11' 8" x 11' 5" (3.56m x 3.48m)

With a UPVC double glazed window to the front elevation , a gas central heating radiator and carpeted flooring.

Bedroom Four

7' 6" x 9' 5" (2.29m x 2.87m)

With UPVC double glazed window to the rear elevation LVT laminate flooring and a gas central heating radiator.

Family Bathroom

Fitted with a white three piece suite comprising of panel bath with mains shower over, a low level W/C, a wash hand basin, heated towel rail and a UPVC double glazed window to the rear elevation.

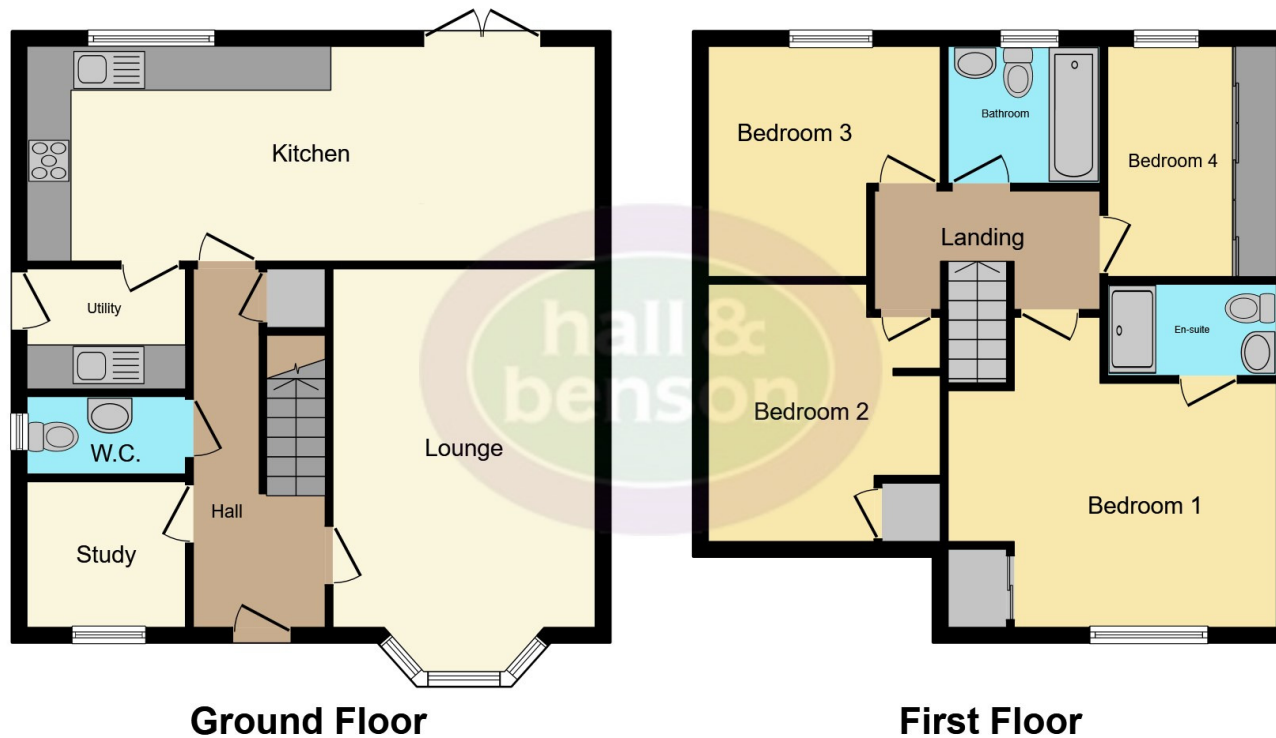
Outside

The front of the home is accessed via a path leading to the front entrance door. There is a driveway to the side of the property with a detached single garage. The rear of the home has an enclosed rear garden which is mainly laid to lawn.









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

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: B Council Tax
 Band: D

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Tenure: Freehold



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Property Ref: ALF103346 - 0007