



Birchwood Road
Alfreton



Property Description

Hall and Benson are delighted to offer for sale this three bedroom semi-detached home on a larger than average plot located in the popular residential area of Birchwood Road, Alfreton. Having excellent road network links, within an easy reach of the M1 motorway and A38. Being within close proximity to local amenities and Alfreton train station. The well presented accommodation briefly comprises ; Entrance hall, lounge, dining kitchen and conservatory to the ground floor. The first floor has a landing , three generous bedrooms and a family bathroom. Outside the home benefits from a driveway providing off road parking and leading to the integral garage. The rear of the home has a fully enclosed larger than average rear garden which is mainly laid to lawn and has a paved patio area , and light. Viewing absolutely essential to fully appreciate the home on offer.

Entrance Hall

The home is entered via a front entrance door into the hallway, with door leading to;

Lounge

11' 4" x 13' (3.45m x 3.96m)

Having UPVC double glazed windows to the front and side elevation, gas central heating radiator , ceiling light and carpeted flooring.

Dining Kitchen

10' 8" x 11' 2" (3.25m x 3.40m)

Having UPVC french doors to the side elevation , door to the conservatory and is

fitted with a matching range of wall and base units having a complementary roll top work surface , a stainless steel one and a half bowl sink drainer unit with mixer tap over. Gas hob with electric fan assisted oven under and electric extractor fan over. Integrated fridge and freezer, tiled floor and gas central heating radiator.

Conservatory

19' 1" x 9' 8" (5.82m x 2.95m)

Having UPVC french doors to the rear garden , access to the integrated garage , ceiling light fan and a gas central heating radiator,

First Floor Landing

With loft hatch access and doors leading to;

Bedroom One

11' 7" x 10' 5" (3.53m x 3.17m)

Having a UPVC double glazed window to the rear elevation , gas central heating radiator , built in storage cupboard, ceiling light and carpeted flooring.

Bedroom Two

11' 5" x 11' 3" (3.48m x 3.43m)

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

Bedroom Three

9' x 8' 9" (2.74m x 2.67m)

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

ceiling light and carpeted flooring.

Bathroom

Fitted with a modern white three piece suite comprising of a panel bath with mains electric shower over and shower screen. A low level W/C, a pedestal wash hand basin and having tiled walls and floor. There is a UPVC double glazed window to the front elevation , heated towel rail and ceiling light.

Outside

The front of the home has the benefit of a driveway leading to the integrated garage. Path leading to the front entrance door and lawned garden. The larger than average double plot rear garden is mainly laid to lawn , being enclosed by a timber fence , having a indian paved patio area, and light.









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: D Council Tax
 Band: B

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Tenure: Freehold



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