



Valley View Road  
Riddings Alfreton



## Property Description

Hall and Benson are delighted to offer for sale this well presented three bedroom dormer bungalow, located in the popular residential area of Riddings. Having excellent road network links yet being within an easy reach of Derbyshire countryside, including the Golden Valley canal and Codnor Park Reservoir. The three bedroom dormer bungalow is for sale with no upward chain. The well presented accommodation briefly comprises; storage area, lounge, dining kitchen and utility room. To the first floor are three generous bedrooms and bathroom with separate toilet. Outside the front of the home has a driveway providing parking and an attractive front lawn garden with mature borders.

## Storage Area

The home is entered via a UPVC front entrance door into the storage area which in turn leads to the utility area. There is an additional storage cupboard in this area. A UPVC door leads into the;

## Utility Area

Having a range of base units, plumbing for an automatic washing machine, sink drainer unit and UPVC door to the rear garden. Tiled floor and gas central heating radiator.

## Hallway

With laminate flooring, gas central heating

radiator and under stairs storage.

## Lounge

17' 2" x 11' 6" ( 5.23m x 3.51m )

Having a UPVC double glazed window to the front elevation, a gas fire with feature fire surround, gas central heating radiator, laminate flooring, under stairs storage and ceiling light. Stairs rising to the first floor,

## Dining Kitchen

12' 5" x 17' 2" ( 3.78m x 5.23m )

This 'L' shaped kitchen is fitted with an attractive range of wall and base units with complementary roll top work surface and tiled splashbacks. There is a four ring gas hob with extractor fan over, a one and a half bowl sink drainer unit, integrated dishwasher and an electric fan assisted self cleaning Pyrolytic oven. A UPVC double glazed window to the rear elevation and UPVC door to the rear garden. Gas central heating radiator and laminate flooring.

## First Floor Landing

With loft hatch access, storage cupboard and doors leading to;

## Bedroom One

9' 2" x 10' 2" ( 2.79m x 3.10m )

Measurements to the front of the wardrobes. With a UPVC double glazed window to the front elevation, gas central heating radiator, fitted wardrobes and fitted storage cupboard. Laminate flooring and ceiling light.



## Bedroom Two

8' 8" x 7' 6" ( 2.64m x 2.29m )

With a UPVC double glazed window to the rear elevation, gas central heating radiator, fitted wardrobes, ceiling light and laminate flooring.

## Bedroom Three

7' x 7' 11" ( 2.13m x 2.41m )

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

## Bathroom

With UPVC double glazed window to the side elevation, fitted with a white two piece suite comprising of; pedestal wash hand basin, panelled bath with electric shower over, heated towel rail and vinyl flooring.

## W/C

With a UPVC double glazed window to the side elevation, low level W/C and vinyl flooring.

## Outside

The rear of the home has a aspect onto open field with a paved patio area, gravel area and mature borders.









**Ground Floor**



**First Floor**

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To view this property please contact Hall & Benson on

**T 01773 521771**  
**E [alfreton@hallandbenson.co.uk](mailto:alfreton@hallandbenson.co.uk)**

22A High Street  
 ALFRETON DE55 7BN

EPC Rating:  
 Awaited

Council Tax  
 Band: B

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Tenure: Freehold



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