



Derwent Grove
ALFRETON



Property Description

Situated on the outskirts of the town centre is this well maintained and presented extended Timber framed semi-detached home offered with no upward chain. The spacious accommodation comprises of entrance hall with stairs off to first floor accommodation, and ground floor cloakroom with two piece suite. Lounge with patio door overlooking the rear elevation and separate dining room with double doors to the lounge. The kitchen has wall and base units and integrated appliances. To the first floor are three bedrooms and family bathroom with three piece suite. Externally are gardens to the front side and rear, a driveway provides vehicle standing space and in turn leads to the single detached garage. The property is ideally suited for access to the A38 and motorway. The property benefits from a newly installed combi boiler. An internal viewing is recommended.

Ground Floor

Entrance Porch

With tiled floor and entrance door to the side.

Entrance Hall

6' x 11' (1.83m x 3.35m)

Stairs off to first floor accommodation, radiator and an under stairs cupboard providing storage space.

Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Heated towel rail, tiled floor, double glazed window and Aqua boarding to the walls.

Kitchen

11' x 9' (3.35m x 2.74m)

Fitted with a range of wall and base units having under unit lighting, base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap. Integrated four ring stainless steel gas hob and electric oven with extractor hood over. Integrated fridge and freezer, dishwasher and drawer with cutlery tray. Complementary tiled splashbacks and ceramic tile floor and double glazed window overlooking the front elevation.

Dining Room

8' x 19' (2.44m x 5.79m)

This spacious dining area has double doors to the lounge, radiator, ceiling coving and double glazed window to the rear.

Lounge

10' x 17' (3.05m x 5.18m)

Double glazed patio door to the rear, ceiling coving and radiator. The focal point of this room is a feature plasma style electric fire with complementary surround.

First Floor

Landing



5' x 9' 10" (1.52m x 3.00m)

Access to the available roof space and cupboard providing storage space.

Bedroom One

9' 10" x 16' (3.00m x 4.88m)

Double glazed window to the rear and ceiling coving.

Bedroom Two

9' x 12' (2.74m x 3.66m)

Double glazed window to the front.

Bedroom Three

8' x 13' (2.44m x 3.96m)

Double glazed window to the rear.

Bathroom

8' x 5' (2.44m x 1.52m)

Three piece suite comprising of panel bath with triton shower over, interplan W/C and wash hand basin. Complementary tiled walls and double glazed window.

Outside

The front of the property has an area of lawn, a side driveway provides vehicle standing space and in turn leads to the rear garden. The rear garden being larger than average in size is also laid to lawn with paved patio, security lighting, garden shed and greenhouse.









Ground Floor



First Floor



Garage

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

view this property online hallandbenson.co.uk/Property/ALF103736

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk |
www.zoopla.co.uk**

Property Ref: ALF103736 - 0004