



Birch Close
Wessington Alfreton

Birch Close Wessington Alfreton DE55 6EB

for sale
£330,000



Property Description

Situated in an ideal idyllic village location on a corner position. Internal inspection is recommended for this detached family residence having double driveway and double garage. Internally the spacious accommodation has entrance hall, ground floor cloakroom with two piece suite. The lounge has feature Adam style fire surround and access to the separate dining room with stairs off to first floor. Kitchen and double glazed conservatory with access to the rear. To the first floor are three double bedrooms and family bathroom. Externally situated on a corner position with conifer surround the property has gardens extending to the front, side and rear. The property has a block paved patio area and off road parking for a number of cars.

Ground Floor

Entrance Hall

9' 1" x 7' 11" (2.77m x 2.41m)

Approached by a double glazed entrance door the entrance hall has an under stairs cupboard providing storage space and radiator.

Utility/ Cloakroom

6' 5" x 8' 6" (1.96m x 2.59m)

Having single drainer stainless steel sink unit, low flush W/C and providing plumbing for the automatic washing machine. Wall mounted gas heating boiler and double glazed window to the side.

Kitchen

13' 8" x 8' 5" (4.17m x 2.57m)

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Gas cooker point, standing space for the fridge and plumbing for the automatic dishwasher. Radiator, archway to the lounge and double glazed windows overlook the rear and side elevations.

Dining Room

9' 4" x 12' 9" (2.84m x 3.89m)

Double glazed window to the rear, radiator and ceiling coving. Stairs off to first floor accommodation.

Lounge

This 'L' shaped lounge has double glazed bow window to the front and patio door to the conservatory. The focal point of this room is a feature Adam style fire surround with complementary tiled hearth and backdrop incorporating a living flame gas fire.

Conservatory

4' 9" x 12' 1" (1.45m x 3.68m)

Double glazed entrance door to the side.

First Floor

Landing

10' 8" x 12' 3" (3.25m x 3.73m)

Having two fitted cupboards providing shelving and hanging space, radiator and

double glazed window to the front.

Bedroom One

15' 9" x 9' 11" (4.80m x 3.02m)

Double glazed window to the rear, radiator and ceiling coving. Under eaves storage space.

Bedroom Two

13' 8" x 8' 5" (4.17m x 2.57m)

Double glazed window to the rear, radiator and ceiling coving.

Bedroom Three

9' 4" x 10' 9" (2.84m x 3.28m)

Double glazed window to the rear and radiator.

Bathroom

6' 4" x 8' 5" (1.93m x 2.57m)

Four piece suite comprising of panel bath with shower over, wash hand basin, low flush W/C and bidet. Tiled splashbacks and double glazed window to the front.

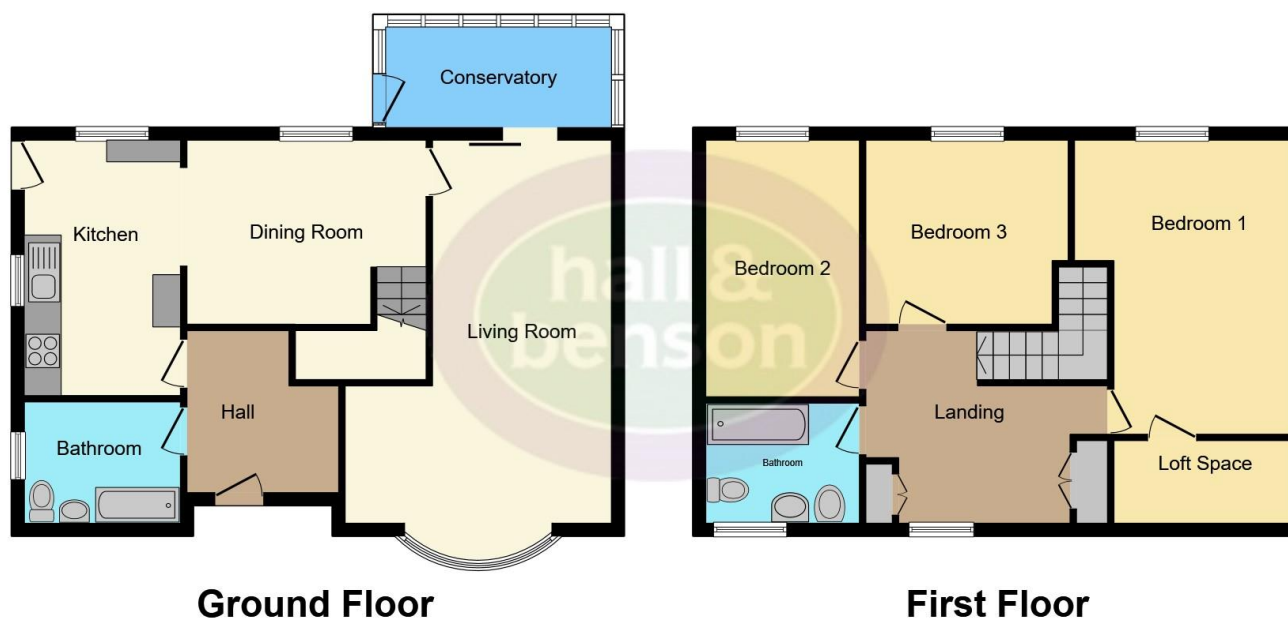
Outside

Externally the property is situated on a corner position with gardens extending to the front , side and rear. The gardens are laid to lawn and secured by mature shrubbery and fencing. The rear garden has a paved patio area with rockery and conifer surround. To the side of the property is a double driveway providing vehicle standing space in turn leading to the double garage with twin up and over doors.









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: D

view this property online hallandbenson.co.uk/Property/ALF102408

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: ALF102408 - 0005