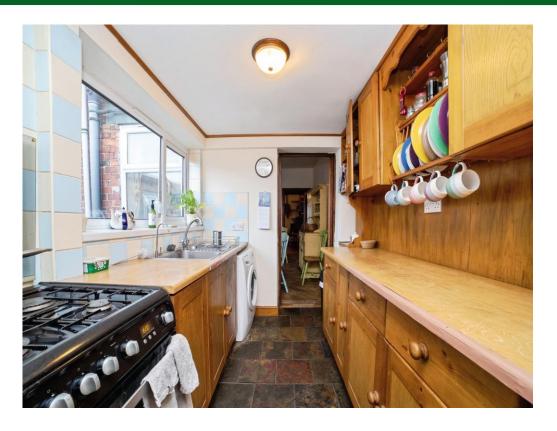




Colliery Row Alfreton

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Property Description

Situated on the outskirts of the town centre this terraced cottage has character and has the benefit of a duel heating system. The accommodation has entrance hall with deep shelving, (currently doubling as a pantry area) with access to the ground floor bathroom and kitchen. The kitchen has wood wall and base units with slate style flooring and provides access to the dining room which houses the wood burner which has hot plate, and oven. The Lounge also has a woodburner and provides access to the Conservatory. To the first floor are two bedrooms and separate wet room, with shower, wash basin and wc. The loft room has velux window, offering great potential for a bedroom or studio with eaves storage on either side. Externally the property has a cottage style garden to the rear, the front providing shed/workshop and vehicle standing space.

Entrance Hall

Approached by a upvc entrance door having slate style floor and provides access to the ground floor bathroom and to the Kitchen.

Kitchen

9'8" x 6'7" (2.95m x 2.01m)

This rustic kitchen has wall and base units with work surfaces over incorporating a single drainer sink unit with mixer tap. Gas cooker point, tile splash backs and plumbing for the automatic washing machine. Slate style complementary floor, double glazed window to the side.

Dining Room

12' x 11' 10" (3.66m x 3.61m)

The focal point of this room is a feature exposed brick fire surround incorporating the multi fuel range which provides heating and hot water as well as having a hotplate and oven. Parquet flooring, under stair cupboard providing storage space, double glazed window to the rear.

Lobby

Stairs off to first floor accommodation and access to the lounge.

Lounge

11' 9" x 11' 10" (3.58m x 3.61m)

Having log burner, coving and entrance door to the conservatory.

Conservatory

Entrance door to the rear garden and tile floor with electric under floor heating.

Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and low flush wc. Tile splash backs, double glazed window to the side.

Landing

With stairs off to the attic room.

Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m)

The measurement has been taken to the side of the chimney breast. Double glazed window to the front.

Bedroom Two

8' 8" x 8' (2.64m x 2.44m)

Double glazed window to the rear.

Wet Room /Wc

Low flush wc, electric shower, wash hand basin and radiator.

Attic Room

19' 5" x 11' 6" (5.92m x 3.51m)

This attic room offers versatile accommodation and is ideal for a studio or bedroom having velux window and radiator. Eves storage to both sides offering ample storage space.

Outside

Externally the property has a cottage style garden with wooden shed to the rear, the front has a large shed/workshop suitable for storing a trailer, motorcycle or similar vehicle, and off road parking.



















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