



2a Stretton Road, Morton, Alfreton, DE55 6GW  
Offers in the Region of £400,000





Welcome to this charming detached bungalow located on Stretton Road in the picturesque village of Morton, Alfreton. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms and two modern bathrooms, there is plenty of room for the whole family.

As you step inside, you'll be greeted by a beautifully presented interior finished to a high specification, offering both comfort and style. The property features three double bedrooms, providing ample space for a growing family or visiting guests.

One of the highlights of this bungalow is its wrap-around garden, a perfect oasis for enjoying the outdoors in the privacy of your own home. Whether you have a green thumb or simply enjoy al fresco dining, this garden offers endless possibilities for relaxation and entertainment.

Don't miss the opportunity to make this spacious detached bungalow your new home. With its desirable location, modern amenities, and charming features, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the wonderful memories you could create in this lovely home.

**Contact Rachael or Marc to arrange your viewing on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)**



## GROUND FLOOR

### Porch

3'3" x 6'8" (1 x 2.05)

Providing entrance to the property via 2 uPVC doors.

### Kitchen

12'0" x 16'10" (3.67 x 5.15)

The kitchen is very spacious and located to the front of the property. It boasts wood effect flooring, tiled walls and double glazed window. There are ample wall and base units with spacious worktop and 1.5 sink and drainer with mixer tap above. There is space for a dishwasher and integrated appliances include a double oven and 5 ring gas hob with extractor fan above.

### Dining Room

12'0" x 10'3" (3.67 x 3.14)

This is a great size and has wood effect laminate flooring with double glazed window with radiator below and access through to the Living Room.

### Living Room

17'10" x 14'7" (5.45 x 4.47)

A large Living Room which has wood effect laminate flooring, radiators and large double glazed bay window. There is also a wood burner and access out to the Hallway.

### Utility Room

A great space which has ample wall and base units including a large floor to ceiling wardrobe with space for washing machine and dryer and a large double glazed window. There is also access out to the side of the property through uPVC double doors.

### W.C.

Located next to the Utility Room and consists of tiled flooring, double glazed window, low flush WC and small hand wash basin.

### Hallway

Providing access to all three Bedrooms, Bathroom, Kitchen and Utility Room. There is also a store on offer.

### Bedroom One/Study

11'8" x 14'7" (3.57 x 4.47)

A spacious double bedroom which has wood effect laminate flooring and double glazed window with radiator below.

### Bedroom Two

11'9" x 19'7" (3.59 x 5.97)

The Second Bedroom is an extremely generously sized

double bedroom located to the rear of the property. It is accessed via a small dressing area which has wood effect laminate flooring and double glazed window with radiator below. There are also double glazed French Doors that lead out to the Rear Garden. There is also access to it's own En-Suite.

### En-Suite

9'9" x 8'1" (2.98 x 2.47)

A great addition which has a small double glazed window, heated towel rail and tiled flooring. There is a low flush WC, wash basin with storage below and large corner shower cubicle with mixer tap shower.

### Bedroom Three

11'8" x 14'0" (3.57 x 4.27)

A further spacious double bedroom which has wood effect flooring and large double glazed window with radiator below.

### Bathroom

10'5" x 7'11" (3.20 x 2.43)

A spacious bathroom located to the side of the property. It has wood effect laminate flooring, large double glazed window with obscured glass and heated towel rail. The walls are tiled and there is a large vanity unit with cupboard space and wash basin with mixer tap over. There is also a copper roll top bath, low flush WC and large shower cubicle.

## EXTERNAL

### Gardens

The Gardens wrap around the property. To the front is a large driveway which is made up of tarmac. This provides access to the garage also. Down the left side of the property are flowers and grassed areas leading through to the rear decking area. Then to the other side of the property is the garage entrance alongside patio area ideal for outside dining.

### Garage (front)

9'8" x 13'5" (2.96 x 4.10)

Ideal for storage purposes.

### Garage (back/workshop)

10'2" x 13'5" (3.10 x 4.10)

A great addition to the property and could be used as an office/bar/workshop. It currently has wood effect laminate flooring and a large double glazed window. It is accessed via a uPVC door.

### EPC Rating

C/69

### Council Tax

Band C

North East Derbyshire District Council

### IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

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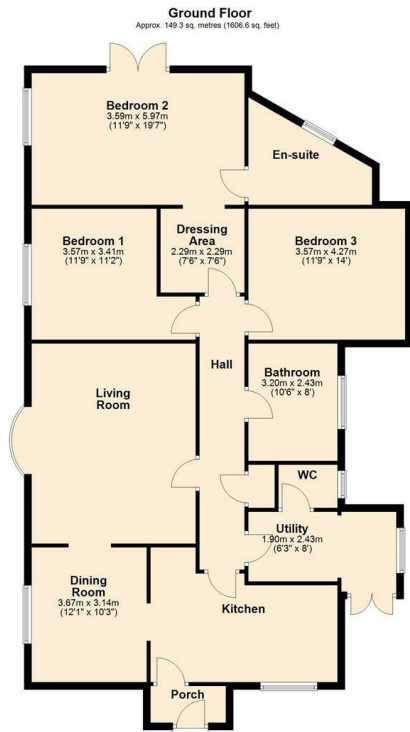












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		79
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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