



44 Hillside, Stretton, Alfreton, DE55 6FT
£399,950



Nestled in the charming area of Hillside, Stretton, Alfreton, this beautifully presented detached house is an ideal family home. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The modern bathroom complements the home's high standard of finish, ensuring both style and functionality.

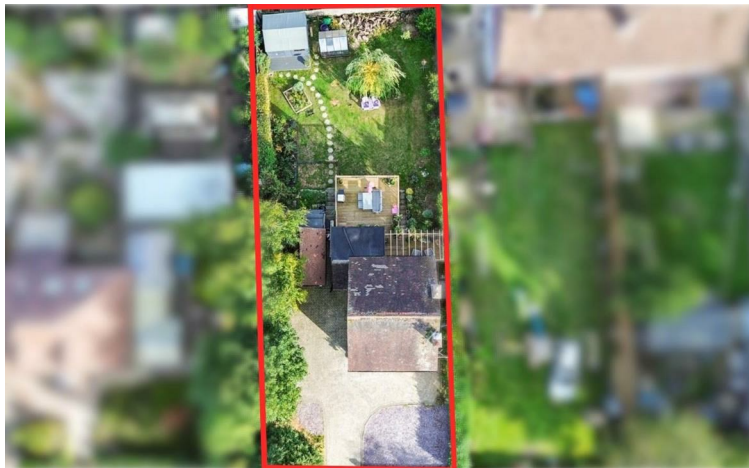
As you enter, you are greeted by two inviting reception rooms that provide versatile spaces for relaxation and entertainment. The heart of the home is undoubtedly the large open-plan kitchen diner, which serves as a perfect focal point for family gatherings and social occasions. This area is designed with contemporary living in mind, making it both practical and aesthetically pleasing.

The property also features a detached garage and a generous driveway that can accommodate up to four vehicles, providing convenience for families with multiple cars. The beautifully landscaped decking area offers far-reaching views, creating a serene outdoor space for enjoying sunny days and evenings.

Situated in an excellent location, this home benefits from fantastic transport links, making commuting and travel straightforward. With double glazing throughout and gas central heating, comfort and energy efficiency are assured.

This delightful property is not just a house; it is a perfect family home that combines modern living with a welcoming atmosphere. Don't miss the opportunity to make this stunning residence your own.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hallway

14'2" x 6'9" (4.34 x 2.08)

A welcoming space which is carpeted and has a double glazed window and radiator. Access is given to the WC located beneath the stairs, Living Room and Kitchen Diner.

Living Room

11'10" x 11'10" (3.62 x 3.62)

The Living Room is located towards the front of the property. It has carpeted flooring and a radiator alongside a large double glazed bay window and beautiful exposed brick fireplace with log burner.

WC

5'10" x 2'11" (1.79 x 0.90)

A great addition to the property which has a window and low flush WC with wash basin.

Dining Area

11'10" x 11'10" (3.62 x 3.62)

The Dining Area is located to the rear of the property and boasts a feature fireplace, wood effect laminate flooring, radiator and double glazed French Doors leading out to the Rear Garden. The Dining Area also leads straight through to the Kitchen Area.

Kitchen Area

8'1" x 11'8" (2.48 x 3.57)

The beautifully presented Kitchen Area, also to the rear of the property has a continuation of the wood effect laminate flooring and a large double glazed window. There are ample wall and base units which incorporate a beautiful oak worktop with ceramic sink and drainer with mixer tap over. Integrated appliances include an electric oven and gas hob

with extractor fan over, dishwasher and fridge freezer. Access is given to the rear porch.

Rear Porch

5'1" x 4'9" (1.55 x 1.45)

The porch has tiled flooring and provides access out to the side of the property.

FIRST FLOOR

Landing

8'1" x 6'9" (2.48 x 2.08)

The landing is carpeted and has a double glazed window and provides access to all three bedrooms and the shower room.

Bedroom One

11'10" x 11'10" (3.62 x 3.62)

This bedroom is located to the front of the property. It has carpeted flooring and a large double glazed window with radiator below and fully integrated wardrobes.

Bedroom Two

11'10" x 11'10" (3.62 x 3.62)

The second bedroom is located to the rear of the property. It has Carpeted flooring and a large double glazed window with radiator below.

Shower Room

7'11" x 6'9" (2.42 x 2.08)

The Shower Room is beautifully presented and located to the rear of the property. The flooring and part of the walls are tiled. There is a heated towel rail, double glazed window with obscured glass and a three piece bathroom suite in white which includes a low flush WC, pedestal wash basin with storage below and large corner shower cubicle.

Bedroom Three

7'4" x 6'9" (2.24 x 2.08)

Located to the front of the property and has carpeted flooring and a double glazed window with radiator below. This room is currently being used as a dressing room.

EXTERNAL

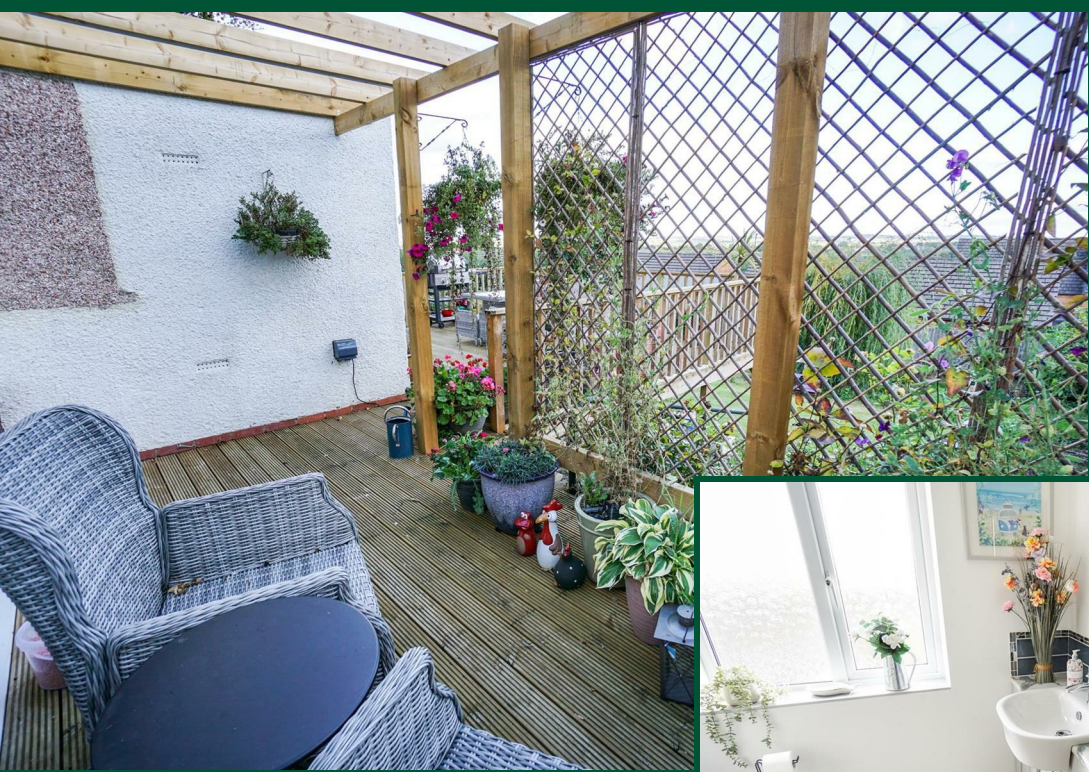
Front

The front of the property is outstanding. It has a spacious block paved driveway ideal for multiple vehicles as well as a slate area which can also be used for parking and a detached garage. There is a small lawn and flower bed and access round to the back of the property is via 2 lockable gates, either side of the property.

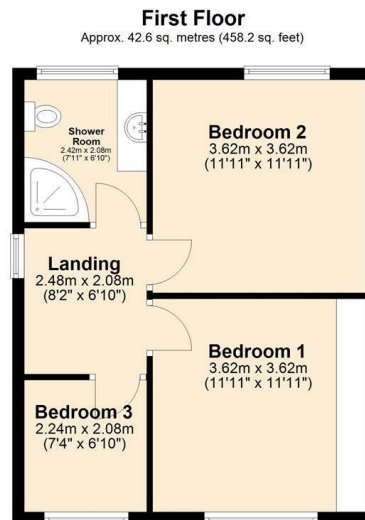
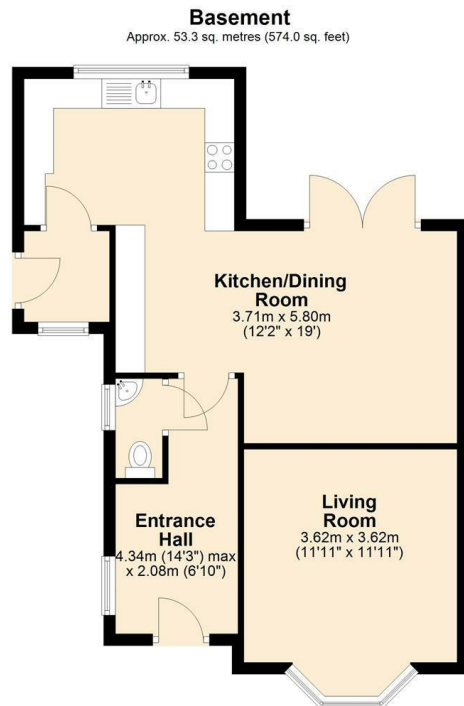
Rear Garden

The Rear Garden is lower than the actual property and is mostly laid to lawn. It has a shed down to the rear of the garden and access up to the Decking area which is inline with the properties ground floor. This means it is ideal for outside dining and takes advantage of some of the wonderful views beyond.

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Total area: approx. 95.9 sq. metres (1032.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	64	79



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