



## Addison Drive, Alfreton, DE55 7LB

Asking Price Of £134,950

- NEW TO THE MARKET WITH NO UPWARDS CHAIN - IN NEED OF MODERNISATION - SMARTMOVE HOMES are pleased to bring to the market this three bedroom semi detached property with AMPLE OFF ROAD PARKING and a LARGE ENCLOSED GARDEN, this property comprises of an entrance hallway with storage cupboard, living room, kitchen, bathroom with separate WC and garden room to the ground floor. To the first floor landing there are THREE DOUBLE BEDROOMS, outside there is an enclosed sizeable garden and to the front parking for multiple vehicles.



## Property Description

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### GROUND FLOOR

#### ENTRANCE HALL

Door to side elevation and central heating radiator.

#### LIVING ROOM

14' 3" x 13' 1" (4.34m x 3.99m) Window to front elevation, central heating radiator and feature fire with surround.

#### KITCHEN

14' 3" x 6' 10" (4.34m x 2.08m) Window and door to rear elevation and central heating radiator.

#### GARDEN ROOM

#### BATHROOM

Window to rear elevation and central heating radiator.

#### WC

WC and wash basin.







## FIRST FLOOR

### LANDING

Window to front elevation.

### MASTER BEDROOM

13' 1" x 11' 4" (3.99m x 3.45m) Window to front elevation and central heating radiator.

### BEDROOM TWO

13' 2" x 8' 11" (4.01m x 2.72m) Window to rear elevation, central heating radiator and combination boiler.



### BEDROOM THREE

10' 5" x 6' 0" (3.18m x 1.83m) Window to front elevation and central heating radiator.

## OUTSIDE

### REAR GARDEN

### OTHER INFORMATION

EPC - D

TENURE - FREEHOLD



GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1 High Street, Ripley,  
Derbyshire, DE5 3AA

[www.smartmovehomes.co.uk](http://www.smartmovehomes.co.uk)  
01773 570055  
[sales@smartmovehomes.co.uk](mailto:sales@smartmovehomes.co.uk)

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