



Breydon House, Charles Street, Alferton, DE55 1LZ

Asking Price Of £279,950

- NEW TO THE MARKET WITH NO UPWARDS CHAIN - A RARE OPPORTUNITY TO ACQUIRE THIS INCREDIBLE FAMILY HOME - THREE BEDROOM DETACHED HOUSE WITH FITTED KITCHEN, TWO RECEPTION ROOMS, UPSTAIRS AND DOWNSTAIRS BATHROOMS, AMPLE OFF ROAD PARKING/DOUBLE GARAGE AND GENEROUS GARDEN PLOT - SMARTMOVE HOMES are delighted to bring to the market this excellent family home in Leabrooks briefly comprising of open hallway, dining room, living room, fitted kitchen, sun room/utility and shower room to the ground floor. To the first floor landing there are three bedrooms and a family bathroom. Outside there is a generous garden, off road parking for multiple vehicles and a double garage. To book an internal inspection please contact SMARTMOVE HOMES as soon as possible.



Property Description

GROUND FLOOR

OPEN HALLWAY

Open planned hallway leading to dining room with window to front elevation and radiator.

DINING/SITTING ROOM

Light filled and spacious dining room with open staircase allowing access to the first floor, windows to side and front elevation and radiator.

LIVING ROOM

Window to front elevation, radiator and gas fire place.

FITTED KITCHEN

Modern fitted kitchen with matching wall and base units, work surface, space for an electric cooker, space for a tall fridge/freezer, radiator, two windows to rear elevation and door to rear elevation.

SHOWER ROOM

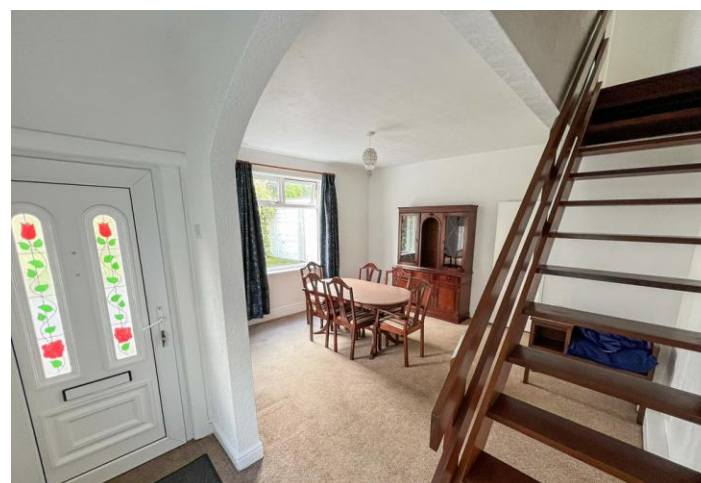
Modern three piece fitted shower room comprising of WC, pedestal wash basin, corner shower unit with mains fed shower over, built in storage, heated towel rail, fully tiled walls and flooring and obscured windows to rear and side elevation.

SUN ROOM/UTILITY

Brick built and double glazed sun room with door to rear elevation, space and plumbing for washing machine and tumble dryer and power and lighting.

FIRST FLOOR

FIRST FLOOR LANDING





MASTER BEDROOM

Large double bedroom with bow window to front elevation, radiator, wall mounted lights and storage over stairs with skylight.



BEDROOM TWO

Large double bedroom with window to front elevation and radiator.



BEDROOM THREE

Main bedroom with window to rear elevation over looking garden, fitted wardrobe and separate walk in wardrobe area with window to rear elevation and radiator.



FAMILY BATHROOM

Modern three piece bathroom suite, with two steps leading down from landing, comprising of large fitted bath, WC, pedestal wash basin, two radiators, tiled walls, vinyl flooring and two obscured windows to rear and side elevation.



OUTSIDE

FORE GARDEN

Fore garden with mainly laid lawn, tall trees, planted borders and iron gates with access to large driveway.



OFF ROAD PARKING/GARAGE

Driveway with access for multiple vehicles. Generous double garage with manual up and over doors, power, lighting and two windows to rear elevation and one window and door to side elevation.

REAR GARDEN

Generous sized rear garden with large laid lawn area, mature trees and shrubs, planted borders, pathway leading to vegetable plot, greenhouse, outside water tap, lighting and secret garden to rear.

ADDITIONAL INFORMATION

Tenure: Freehold EPC: E

GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.

1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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